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Luann G. Welmer, City Clerk

**CITY COUNCIL MEETING
CITY HALL & VIA WEBEX
TUESDAY, APRIL 2, 2024
6:00 O'CLOCK P.M.**

I. Meeting Called to Order

- A. Invocation
- B. Pledge of Allegiance
- C. Introduction of Guests and Visitors
- D. Roll Call
- E. Acceptance of Minutes

II. Old Business Requiring Council Action

- A. Reading of a Resolution entitled, "RESOLUTION NO. _____, 2024, A RESOLUTION ADOPTING A FISCAL PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS." (Toyota Material Handling Annexation) Jeff Bergman
- B. Second Reading of an Ordinance entitled, "ORDINANCE NO. _____, 2024, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE PART OF THE CITY OF COLUMBUS, INDIANA." (Toyota Material Handling Annexation) Jeff Bergman
- C. Second Reading of an Ordinance entitled "ORDINANCE NO. _____, 2024, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM AP (AGRICULTURE: PREFERRED) TO I2c (INDUSTRIAL: GENERAL WITH COMMITMENTS)." (Toyota Material Handling Rezoning) Jeff Bergman
- D. Reading of a Resolution entitled, "RESOLUTION NO. _____, 2024, A RESOLUTION ADOPTING A FISCAL PLAN FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS." (Columbus Right-of-Way Annexation) Jeff Bergman

- E. Second Reading of an Ordinance entitled “ORDINANCE NO._____, 2024, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA.” (Columbus Right-of-Way Annexation) Jeff Bergman
- F. Second Reading of an Ordinance entitled, “ORDINANCE NO._____, 2024, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FROM THE COVID FUND FOR THE BUDGET YEAR 2024.” Bryan Burton
- G. Second Reading of an Ordinance entitled, “ORDINANCE NO._____, 2024, AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION OF FUNDS FOR CURBSIDE RECYCLING DISPOSAL FOR THE BUDGET YEAR 2024.” Bryan Burton

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled, “RESOLUTION NO._____, 2024, A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON.” (Toyota Material Handling) Robin Hilber

IV. Other Business

- A. Homelessness Initiative- Mark Stewart, United Way
- B. Redevelopment Commission Annual Report-Heather Pope
- C. Standing Committee and Liaison Reports
- D. The next meeting is scheduled for **Tuesday, April 16, 2024, 6:00 p.m.**
- E. Adjournment



MEMORANDUM

TO: Columbus City Council Members
FROM: Jeff Bergman
DATE: March 21, 2024
RE: Toyota Material Handling Annexation
(*Plan Commission Case #ANX-2024-003*)

Attached is the fiscal plan resolution for the Toyota Material Handling Annexation. Please recall that Indiana law requires that the City Council adopt a fiscal plan by resolution in association with, and prior to, any annexation. This resolution will appear on the agenda for the April 2, 2024 Council meeting for adoption prior to the corresponding annexation ordinance.

Please feel free to contact me with any questions you may have.

RESOLUTION NO.: _____, 2024

**A RESOLUTION ADOPTING A FISCAL PLAN
FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS, INDIANA**

**To be known as the Toyota Material Handling Annexation
Plan Commission Case No. ANX-2024-003**

WHEREAS, a petition has been filed by Toyota Material Handling, Inc. for the annexation of certain property to the City of Columbus; and

WHEREAS, the petitioners represent 100% of the owners of the property subject to the request, which lies outside of, but adequately contiguous to the City of Columbus; and

WHEREAS, the Common Council of the City of Columbus, Indiana has paid reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

WHEREAS, the City of Columbus has carefully and thoroughly considered the capital and non-capital costs of extending City services to the area proposed for annexation; and

WHEREAS, the City is able to provide the area proposed for annexation with municipal services in the same manner as other similar portions of the City as required by the Indiana Code.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Columbus, Indiana that the fiscal plan for the Toyota Material Handling Annexation attached to and made a part of this resolution is approved and adopted.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2024, at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of the City of Columbus, Indiana, this _____ day of _____, 2024 at _____ o'clock _____.m.

Luann Welmer
Clerk of the City of Columbus, Indiana

Approved by me, Mayor of the City of Columbus, Indiana, this _____ day of _____, 2024 at
_____ o'clock _____.m.

Mary K. Ferdon
Mayor of the City of Columbus, Indiana

CITY OF COLUMBUS, INDIANA ANNEXATION FISCAL PLAN

For Plan Commission Case No.: ANX-2024-003
To be known as the Toyota Material Handling Annexation

Introduction:

This annexation fiscal plan, which is required by Indiana annexation law (Indiana Code Section 36-4-3-3.1), summarizes how the annexation complies with the applicable requirements. The annexation fiscal plan also provides basic data regarding the area and describes the manner in which City of Columbus services will be extended to the area upon annexation.

This annexation fiscal plan recognizes that the City of Columbus is a complex combination of land uses and developments, which together provide a complete community. Each land use (residential, commercial, industrial, etc.) directly results in specific receipts and costs for the City. These receipts and costs are typically calculated based on number of residents, land area, etc. However, each land use also indirectly supports the development of complimentary land uses, which also affect receipts and costs. For example, residential development promotes commercial development; and job growth promotes home construction. Therefore, the assignment of specific costs and receipts to specific annexations are conceptual and intended for estimating purposes only.

Annexation Area Information:

Following is a summary of annexation area physical characteristics:

Location: On the east side of I-65 / 225 West, between Deaver Road and 300 South (Wayne Township).

Size: +/-70.53 Acres (0.11 square miles)

Zoning: Current - AP (Agriculture: Preferred District)
Proposed - I2c (Industrial: General with commitments)

Land Use: Current – Agriculture
Projected – Industrial

Population: Current – 0
Projected – 0

Population Impact: In 2020 Columbus contained 1,796.2 persons per square mile. The addition of 0.11 square miles will be a factor in the addition of 198 persons to the City.

City Council District: The property will be assigned initially to City Council District #2.

Legal Requirements & Columbus Annexation Policy:

Indiana law (Indiana Code Section 36-4-3-1.5) requires that, to be eligible for annexation, the external boundary of the area must be at least 1/8 (12.5%) contiguous with the boundary of the City (the area involved in this annexation is 53% contiguous with the boundary of the City).

Indiana law further defines three types of annexations: involuntary, voluntary, and super-voluntary. This annexation qualifies as a super-voluntary annexation (Indiana Code Section 36-4-3-5.1), in which 100% of the owners of land in the territory sought to be annexed have signed the annexation petition.

In 1990 the Columbus City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provide the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Receipts Methodology & Estimate:

The annexation of the area will result in receipts to the City of Columbus through a combination of property taxes, state fund distributions, user fees, and other similar sources. This fiscal plan recognizes the presence of all income sources, as well as the complexity of calculating specific receipts. However, it is the estimation of property tax receipts that provides the best indication of City revenues resulting from the annexation. An estimate of property tax receipts is provided by comparing the anticipated development in the annexation area with similar development existing elsewhere within the City of Columbus. It is recognized that the estimated tax receipts represent a broadening of the City's tax base and not a direct increase in revenue due to the maximum tax levy imposed by the State of Indiana and other related factors. Further, Indiana property tax maximums (caps) for individual properties and possible deductions are recognized, but not included in the calculations below. The estimated tax receipts are intended to provide basic information by which the general fiscal impact of the proposed annexation may be evaluated. The current property tax information for the annexation area is summarized below:

Current Net Assessed Property Value (NAV): \$323,300

Current (2024) City Tax Rate: \$1.0995 per \$100 of NAV.

City of Columbus Tax Receipts in Year 1: The City of Columbus receipts for the first year after annexation, based on the current land use, will be \$3,555.

The estimated tax receipts at build-out are calculated by comparing the anticipated development in the annexation area with the NAV per acre of similar existing locations. A review of the NAV of the nearby Toyota Material Handling facility in Columbus reveals an average NAV of \$316,310 per acre for similarly developed areas. Recognizing that this annexation includes 5.53 acres of public road right-of-way, a total of 65 acres could be developed. The estimated property tax considerations at build-out are summarized below:

Build-out Net Assessed Property Value (NAV): \$20,560,150

Assumed Future City Tax Rate: \$1.0995 per \$100 of NAV.

City of Columbus Tax Receipts in Future Years: \$226,000

Cost of Services Methodology:

The capital services within the annexation area were evaluated to determine what, if any, infrastructure improvements, equipment, etc. are needed to provide services to the area in the same manner as those services are provided to other similar areas within the City's corporate boundaries. No capital expenditures were identified as necessary for this annexation. The annexation area is currently provided with the same capital services as other agricultural / undeveloped areas within the City of Columbus. The installation of any streets, utilities, and other infrastructure will be completed by the developer at the time the area is converted from agricultural / undeveloped to industrial use, consistent with the policies and procedures of the City.

Non-capital services, which are delivered to the annexation area without requiring installation of capital infrastructure or the purchase of specific equipment, were assessed through consultation with the City Department Head responsible for each service. In each case, the appropriate services will be provided to the annexation area immediately upon annexation in a manner equivalent in standard and scope to the services being provided to other similar areas within the City's corporate boundaries.

Provision of Services:

The descriptions of the City services to be provided and an estimate of cost (as calculated by each Department Head) are provided below.

1. Police: The services provided by the City of Columbus Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who are in danger of physical harm, resolution of conflicts, and the creation and maintenance of a feeling of security in the community. The Police Department is also involved in legal work and the protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order, and provides technical assistance to the public in the area of crime prevention.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

2. Fire: The Fire Department services include fire protection and medical emergency assistance. The services also include fire suppression, emergency response, fire prevention, fire inspection, and public education in the area of fire safety.

The Columbus Fire Department is able to provide fire protection to this proposed annexation with an acceptable response time from Engine 6.

3. Public Works & Public Transit: The Public Works Department provides refuse collection, compost, and brush clipping services. The Department also provides for the maintenance of streets at a level that ensures transportation safety and efficiency. The services provided include snow removal, street cleaning, and general maintenance. This Department provides for public transportation through the COLUMBUS system. Finally, the Department provides for the maintenance of storm water drainage facilities.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

4. Sanitary Sewer & Public Water: Columbus City Utilities provides sanitary sewer and public water services, including the installation and maintenance of treatment facilities and service mains for the majority of the area of the City of Columbus. In some areas sewer and/or water service may be provided by other utilities. Sewer and water service is included in this fiscal plan due to the role of Columbus City Utilities as the primary provider of these services. However, it is recognized that sewer and water service is not a "municipal service" in the same way as are the others listed in this fiscal plan.

Columbus City Utilities applies a "four-year revenue" rule when deciding how much ratepayer investment to make in any water or sewer extension. City Utilities estimates the gross revenue that would result from any proposed extension and will invest up to that amount in the extension of services. The party requesting the extension may make up the difference between the investment and the actual cost of the facilities. However, if the Utility Service Board determines that it is in the overall good for the City of Columbus to extend services, then the "four-year rule" is set aside. These projects typically include significant job creation or other large-scale economic development benefits to the community.

Service Type	Capital Costs	Annual Non-Capital Costs
Police	\$0	\$0
Fire	\$0	\$0
Public Works & Public Transit	\$0	\$0
Sanitary Sewer & Public Water	\$0	\$0
Parks & Recreation	\$0	\$0
Animal Care Services	\$0	\$0
Administrative Services	\$0	\$0

Columbus City Utilities (CCU) has a 16-inch water main adjacent to the property along Deaver Road that can provide water service to the area proposed to be annexed. The property owner/developer is responsible for paying for the tap fees and system development charge for connection. A sewer extension will be required to provide sanitary sewer service to the area proposed to be annexed. The property owner/developer is responsible for the sewer extension and tap fee. CCU will work with the applicant during the site plan review process to determine the best connection point and if the extension will be privately owned or will be turned over to CCU for maintenance.

5. Parks & Recreation: The Parks Department provides for the establishment, programming, and maintenance of park facilities throughout the City. The Department also provides for the scheduling and facilitation of recreational activities and other related events.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

6. Animal Care Services: Columbus Animal Care provides care, shelter, and the humane euthanization of domestic animals. The Department also provides regular patrol, complaint investigation, and animal emergency services.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

7. **Administrative Services:** The administrative functions of the City include those provided by the Planning Department, Airport Board, Department of Community Development, City Engineer, Human Rights Commission, Mayor's Office, Personnel Department, and City Attorney. These departments provide for the general operation and organization of City government.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

Methods of Financing Services & Timing:

It is anticipated that the appropriate non-capital City services will be provided within existing and future city budgets, and that there will be little or no additional cost to the city as a result of the annexation. All capital and non-capital services are available to the annexation area immediately in the same manner in which they are provided to other, similar areas within the City of Columbus.



MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: March 11, 2024

RE: Toyota Material Handling Annexation & Rezoning
(Plan Commission Case #ANX-2024-002 & RZ-2024-001)

At its February 14, 2024 meeting, the Columbus Plan Commission reviewed the above referenced applications and forwarded both to the City Council with favorable recommendations, each by a vote of 10 in favor and 0 opposed.

The applicant, Toyota Material Handling, Inc., requests that property be annexed to the City of Columbus and rezoned to the I2 (Industrial: General) zoning district for the purpose of industrial development. The property is located on the east side of I-65 / county road 225 West between Deaver Road and county road 300 South. It is currently zoned AP (Agriculture: Preferred). The area for annexation is 70.53 acres and includes the adjacent 225 West, Deaver Road, and 300 South rights-of-way; the rezoning area is 65.03 acres.

Approximately 7 members of the public spoke at the Plan Commission's public hearing on the rezoning request, many of whom live in the vicinity. They expressed concerns about the potential change to the rural, residential character of the area and impacts to the future use and value of their homes. Specific concerns included excess lighting and possible industrial contamination of their wells.

The Plan Commission's favorable recommendation on the rezoning included commitments requiring improvements to adjacent roads intended to accommodate the expected increased traffic and buffering benefiting adjoining residences.

The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the annexation,
2. the resolution certifying the action of the Plan Commission on the annexation,
3. the proposed ordinance approving the rezoning,
4. the resolution certifying the action of the Plan Commission on the rezoning,
5. a copy of the Planning Department staff report prepared for the Plan Commission,
6. a location map showing current area zoning, and
7. graphics showing the extent of the Plan Commission recommended buffering.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2024

**AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY
TO BE A PART OF THE CITY OF COLUMBUS, INDIANA**

**To be known as the Toyota Material Handling Annexation
Plan Commission Case No. ANX-2024-003**

WHEREAS, a petition has been filed by Toyota Material Handling, Inc. for the annexation of the property described by Section 1 below; and

WHEREAS, the petitioners represent 100% of the owners of the property subject to the request, which lies outside of, but adequately contiguous to the City of Columbus; and

WHEREAS, the Columbus Plan Commission has, on February 14, 2024, reviewed the request for annexation and forwarded a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has paid reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Property Annexed

The following described property, including a total of +/-70.53 acres, is annexed to and declared to be part of the City of Columbus, Indiana:

Lot numbered One (1) in Montgomery Minor Subdivision recorded in Plat Book "O", Page 147, in the Office of the Recorder of Bartholomew County, Indiana.

And,

The North Half of the Southwest Quarter of the Northeast Quarter of Section Ten (10) Township Eight (8) North of Range Five (5) East, containing Twenty (20) acres, more or less.

And,

A part of the Northwest Quarter of the Northeast Quarter Section 10 Township 8 North, Range 5 East, Bartholomew County, Indiana, described as follows: beginning at the Northwest corner of the Northwest Quarter of the Northeast Quarter; thence east along the north line of said quarter quarter section 691.00 feet; thence south 680.17 feet along the west line of Lot 1, Mary M. Shroyer's Minor Subdivision recorded in Plat Book Q, Page 78 in the Office of the Bartholomew County Recorder to the southwest corner thereof; thence east 255.35 feet to the southeast corner of Lot 2 of aforesaid subdivision; thence north 18.79 feet along the east line of Lot 2 of aforesaid subdivision; thence east along the north line of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter 395.80 feet to the northeast corner thereof; thence south 661.78 feet to the southeast corner of the Northwest Quarter of the Northeast Quarter; thence east 1337.75 feet to the southwest corner of the Northwest Quarter of the Northeast Quarter; thence north 1323.30 feet along the west line of aforesaid quarter quarter to the place of beginning, containing 30.7 acres more or less.

And,

All public right-of-way, in its entirety and for its complete width, of 225 West and 300 South, where adjacent to the property described above.

The annexation area includes the parcel(s) numbered as follows: 03-85-10-000-004.000-020, 03-85-10-000-002.901-020, and 03-85-10-000-002.900-020

SECTION 2: Common Council District

Upon the effective date of this ordinance the property described by Section 1 shall be included in the 2nd Councilmanic District of the City of Columbus, Indiana. The property may, at some future time, be placed in a different Councilmanic District or Districts in accordance with redistricting completed in accordance with Indiana law.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This ordinance shall be effective after publication of its adoption as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2024 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of the City of Columbus, Indiana, this _____ day of _____, 2024 at _____ o'clock _____.m.

Luann Welmer
Clerk of the City of Columbus, Indiana

Approved by me, Mayor of the City of Columbus, Indiana, this _____ day of _____, 2024 at _____ o'clock _____.m.

Mary K. Ferdon
Mayor of the City of Columbus, Indiana

This document was prepared by Jeff Bergman. I, affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Printed Name: Jeff Bergman

Prepared by the City of Columbus - Bartholomew County Planning Department
Jeffrey R. Bergman, AICP #014602 – Planning Director

RESOLUTION: ANX-2024-003

of the City of Columbus, Indiana Plan Commission

regarding

**Case number ANX-2024-003 (Toyota Material Handling),
a proposal to annex +/-70.53 acres to the City of Columbus**

WHEREAS, the Plan Commission has received the application referenced above from Toyota Material Handling, Inc.; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the annexation request, which meets the requirements of Indiana Code Section 36-4-3-5.1; and

WHEREAS, the Plan Commission did, on February 14, 2024, review the annexation request; and

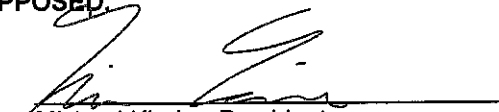
WHEREAS, the Plan Commission did pay reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

The annexation of the property subject to the application (approximately 70.53 acres on the east side of I-65 / 225 West between Deaver Road and 300 South) is forwarded to the Common Council with a favorable recommendation.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 14th DAY OF
FEBRUARY, 2024 BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.**


Michael Kinder, President

ATTEST:


Laura Garrett, Secretary

ORDINANCE NO.: _____, 2024

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY
FROM AP (AGRICULTURE: PREFERRED)
TO I2c (INDUSTRIAL: GENERAL WITH COMMITMENTS)**

**To be known as the: Toyota Material Handling Rezoning
Plan Commission Case No.: RZ-2024-001**

WHEREAS, this rezoning was requested by Toyota Material Handling, Inc. and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on February 14, 2024, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Official Zoning Map

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from AP (Agriculture: Preferred) to I2c (Industrial: General with commitments):

Lot numbered One (1) in Montgomery Minor Subdivision recorded in Plat Book "O", Page 147, in the Office of the Recorder of Bartholomew County, Indiana.

And,

The North Half of the Southwest Quarter of the Northeast Quarter of Section Ten (10) Township Eight (8) North of Range Five (5) East, containing Twenty (20) acres, more or less.

And,

A part of the Northwest Quarter of the Northeast Quarter Section 10 Township 8 North, Range 5 East, Bartholomew County, Indiana, described as follows: beginning at the Northwest corner of the Northwest Quarter of the Northeast Quarter; thence east along the north line of said quarter quarter section 691.00 feet; thence south 680.17 feet along the west line of Lot 1, Mary M. Shroyer's Minor Subdivision recorded in Plat Book Q, Page 78 in the Office of the Bartholomew County Recorder to the southwest corner thereof; thence east 255.35 feet to the southeast corner of Lot 2 of aforesaid subdivision; thence north 18.79 feet along the east line of Lot 2 of aforesaid subdivision; thence east along the north line of the Southeast Quarter of the Northwest Quarter of the Northeast Quarter 395.80 feet to the northeast corner thereof; thence south 661.78 feet to the southeast corner of the Northwest Quarter of the Northeast Quarter; thence east 1337.75 feet to the southwest corner of the Northwest Quarter of the Northeast Quarter; thence north 1323.30 feet along the west line of aforesaid quarter quarter to the place of beginning, containing 30.7 acres more or less.

SECTION 2: Condition(s) and Commitment(s)

The following commitment shall apply to the use and development of the subject property, all to be satisfied at the time any portion of the property is developed and prior to its occupancy:

- a) The subject property's 225 West frontage shall be improved to include a minimum pavement width of 24 feet. These improvements shall include a re-alignment of 225 West north of its intersection with Deaver Road meeting the specifications of the City Engineer, including the dedication of all necessary right-of-way to the City of Columbus to accommodate the re-aligned road.
- b) The intersection of Deaver Road and 175 West shall be improved within existing right-of-way to facilitate semi-truck turning movements consistent with the specifications of the City Engineer.
- c) A 30-foot ½ right-of way shall be dedicated along the subject property's 300 South frontage.
- d) A buffer shall be provided along the property lines of the adjacent residential lots (at 2770 West Deaver Road and 2815 - 2921 West 300 South) and along the property's 300 South frontage. The buffer shall include the minimum required setback and shall be a minimum of 60 feet in width. It shall include a berm that is a minimum of 8 feet in height with a 3 to 1 slope; a staggered row of evergreen trees that are a minimum 5 feet in height at planting and are spaced 10 feet on center shall be planted on top of the berm. No lighting, fencing, or other aspects of development shall encroach into the required buffer area.
- e) The development of the property, in lieu of the sidewalks required by Columbus Zoning Ordinance Chapter 7.3(Part 2), shall include a 10-foot wide asphalt shared-use path along its 300 South, 225 West, and Deaver Road frontages. The design and placement of the shared-use path shall be consistent with the provisions of Zoning Ordinance Chapter 7.3(Part 2) and the provisions of the Columbus Bicycle & Pedestrian Plan, as determined by the City Engineer and Planning Director. Both referenced documents shall be considered with their content as of February 14, 2024.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

After its adoption, this ordinance shall be effective upon and after the date and time that companion Ordinance ____, 2024 annexing the subject property to the City of Columbus is filed and recorded, the fulfillment of any condition(s), and the recording of any commitment(s), as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this ____ day of _____, 2024 at _____ o'clock ____m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of the City of Columbus, Indiana, this _____ day of _____,
2024 at _____ o'clock _____.m.

Luann Welmer
Clerk of the City of Columbus, Indiana

Approved by me, Mayor of the City of Columbus, Indiana, this _____ day of _____, 2024 at
_____ o'clock _____.m.

Mary K. Ferdon
Mayor of the City of Columbus, Indiana

RESOLUTION: RZ-2024-001

of the City of Columbus, Indiana Plan Commission

regarding

Case number RZ-2024-001

(Toyota Material Handling Rezoning),

a proposal to rezone +/-65.03 acres

from AP (Agriculture: Preferred) to I2 (Industrial: General)

WHEREAS, the Plan Commission has received the application referenced above from Toyota Material Handling, Inc.; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of Indiana Code Section 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on February 14, 2024, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

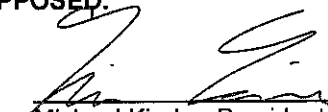
WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 65.03 acres located on the east side of I-65 / 225 West between Deaver Road and 300 South) is forwarded to the Common Council with a favorable recommendation. The favorable recommendation includes the following commitments, all to be satisfied at the time any portion of the property is developed and prior to its occupancy:
 - a) The subject property's 225 West frontage shall be improved to include a minimum pavement width of 24 feet. These improvements shall include a re-alignment of 225 West north of its intersection with Deaver Road meeting the specifications of the City Engineer, including the dedication of all necessary right-of-way to the City of Columbus to accommodate the re-aligned road.
 - b) The intersection of Deaver Road and 175 West shall be improved within existing right-of-way to facilitate semi-truck turning movements consistent with the specifications of the City Engineer.
 - c) A 30-foot ½ right-of way shall be dedicated along the subject property's 300 South frontage.
 - d) A buffer shall be provided along the property lines of the adjacent residential lots (at 2770 West Deaver Road and 2815 - 2921 West 300 South) and along the property's 300 South frontage. The buffer shall include the minimum required setback and shall be a minimum of 60 feet in width. It shall include a berm that is a minimum of 8 feet in height with a 3 to 1 slope; a staggered row of evergreen trees that are a minimum 5 feet in height at planting and are spaced 10 feet on center shall be planted on top of the berm. No lighting, fencing, or other aspects of development shall encroach into the required buffer area.

- e) The development of the property, in lieu of the sidewalks required by Columbus Zoning Ordinance Chapter 7.3(Part 2), shall include a 10-foot wide asphalt shared-use path along its 300 South, 225 West, and Deaver Road frontages. The design and placement of the shared-use path shall be consistent with the provisions of Zoning Ordinance Chapter 7.3(Part 2) and the provisions of the Columbus Bicycle & Pedestrian Plan, as determined by the City Engineer and Planning Director. Both referenced documents shall be considered with their content as of February 14, 2024.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by Indiana Code Section 36-7-4-605.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 14th DAY OF FEBRUARY, 2024 BY A VOTE OF 10 IN FAVOR AND 0 OPPOSED.


Michael Kinder, President

ATTEST:


Laura Garrett, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (February 14, 2024 Meeting)

Docket No. / Project Title: ANX-2024-003 / C/RZ-2024-001 (Toyota Material Handling)
Staff: Noah Pappas
Applicant: Toyota Material Handling, Inc.
Property Size: Annexation: 70.53 Acres
Rezoning: 65 Acres
Current Zoning: AP (Agricultural: Preferred)
Proposed Zoning: I2 (Industrial: General)
Location: On the east side of I-65 and county road 225 West between Deaver Road and county road 300 South (including 2914 Deaver Road), in Wayne Township.

Background Summary:

The applicant has indicated that the proposed annexation and re-zoning is for the purpose of annexing 70.53 acres, including three parcels and right-of-way, into city limits and then rezoning the properties to I2 for a future 260,000 square foot manufacturing facility.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of these applications:

1. Is this property a logical and appropriate addition to the City of Columbus?
2. To what extent is buffering needed to protect adjacent residences from industrial development at this location?
3. To what extent are infrastructure improvements required to accommodate industrial use?

Preliminary Staff Recommendation (Annexation):

Favorable recommendation to the City Council.

Preliminary Staff Recommendation (Re-zoning):

Favorable recommendation to the City Council with the following commitments, all to be satisfied at the time any portion of the property is developed and prior to its occupancy:

1. The subject property's 225 West frontage shall be improved to include a minimum pavement width of 24 feet, as well as curb and gutter on both sides of the road. These improvements shall include a re-alignment of 225 West north of its intersection with Deaver Road meeting the specifications of the City Engineer, including the dedication of all necessary right-of-way to the City of Columbus to accommodate the re-aligned road.
2. The intersection of Deaver Road and 175 West shall be improved within existing right-of-way to facility semi-truck turning movements consistent with the specifications of the City Engineer.
3. A 30-foot ½ right-of way shall be dedicated along the subject property's 300 South frontage.
4. A Type A Buffer meeting the requirements of the Zoning Ordinance effective February 14, 2024, shall be provided along the property lines of the adjacent residential lots (at 2770 West Deaver Road and 2815 – 2921 West 300 South).

Plan Commission Options:

Annexation and re-zoning are two separate requests and should be decided separately. In reviewing requests for annexation & re-zoning the Plan Commission may (1) forward a favorable recommendation on both or either to the City Council, (2) forward an unfavorable recommendation on both or either to the City Council, (3) forward both or either to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may recommend that conditions or commitments be attached to the re-zoning request. The City Council makes all final decisions regarding annexation & re-zoning applications.

Considerations / Decision Criteria (Annexation):

Indiana law requires that, to be eligible for annexation, the external boundary of the area must be at least 12.5% contiguous with the boundary of the City (the property involved in this annexation is 53% contiguous). In 1990 the City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Decision Criteria (Re-Zoning):

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a re-zoning:

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan promotes continued economic development in this (Woodside/Walesboro) area. It encourages growth to take place in an orderly manner. Where possible, this growth should be contiguous or in close proximity to the existing development in order to facilitate provision of infrastructure and services. This development represents an expansion to the north that is directly adjacent to existing industrial development. Currently, however, the Comprehensive Plan future land use map designates this area as agriculture.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: The current condition of and character of the area is agriculture, residential, and to the south industrial. There are 3 single-family residential properties along 300 South, and one on Deaver Road, that directly border the subject property.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: The Comprehensive Plan Future Land Use Map identifies this area as agricultural. However, the Comprehensive Plan also indicates a desires to promote continued industrial development in the Woodside/Walesboro area. Being north of the Woodside Business Park and within 3 miles of the nearest I-65 interchange makes industrial a desirable use for the subject property.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: The site is bordered to the south by Deaver Road and the existing Toyota manufacturing facility and to the west by I-65 and an industrial rezoning would clearly have no impact on property values in those directions. However, residential properties to the north and east may be impacted unless adequate buffering is provided.

Responsible growth and development.

Preliminary Staff Comments: Though this property is directly north of existing industrial development, there are infrastructure constraints presented by the current condition of 225 West, 300 South, and the nearby intersection of 175 West and Deaver Road. Responsible growth and development could be satisfied if these infrastructure constraints are addressed and adequate buffering can be provided for adjacent residences.

Current Property Information:	
Existing Land Use:	Agriculture
Existing Site Features:	Agricultural fields, woods, a single-family home
Flood Hazards:	None
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	None
Vehicle Access:	Deaver Road (Collector, Industrial, Suburban) 225 West (Collector, Residential, Rural) 300 South (Collector, Residential, Rural)

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred)	Agricultural, Single-Family Residential
South:	I-3 (Industrial: Heavy) I-2 (Industrial: General)	Industrial (Toyota Material Handling) Industrial (Claas)
East:	AP (Agriculture: Preferred)	Agricultural, Single-Family Residential
West:	AP (Agriculture: Preferred)	I-65, Agricultural, Single-Family Residential

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: AP	Proposed Zoning: I-2

Zoning District Summary (Existing / Proposed):		
Zoning District Intent:	<p>The "AP", Agriculture: Preferred zoning district is intended to provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal, incompatible infrastructure.</p> <p>Residential development in this zoning district is intended to be limited. In no instance shall this zoning district be considered a large-lot residential zone. This district is further intended to protect the use and value of both agricultural and non-agricultural property within in the community.</p>	<p>The "I2", Industrial: General zoning district is intended to provide locations for general production, assembly, warehousing, research & development facilities, and similar land uses. This district is intended to accommodate most modern industrial production facilities and should be considered as appropriate for most general industrial developments and uses.</p>

Permitted Uses:	<p>Agriculture Uses</p> <ul style="list-style-type: none"> • farm <p>Residential Uses</p> <ul style="list-style-type: none"> • dwelling, single-family <p>Park Uses</p> <ul style="list-style-type: none"> • nature preserve / conservation area 	<p>Agriculture Uses</p> <ul style="list-style-type: none"> • farm <p>Communications / Utilities Uses</p> <ul style="list-style-type: none"> • communication service exchange • sewage treatment plant • utility substation • water tower <p>Public / Semi-Public Uses</p> <ul style="list-style-type: none"> • Use government facility (non-office) • Parking lot / garage (as a primary use) • Police, fire, or rescue station <p>Park Uses</p> <ul style="list-style-type: none"> • Nature preserve / conservation area <p>Commercial Uses</p> <ul style="list-style-type: none"> • Auto-oriented uses (medium scale) • Builders supply store • Conference center
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		<ul style="list-style-type: none"> • Data processing / call center Industrial Uses <ul style="list-style-type: none"> • Contractor's office / workshop • Dry cleaners (commercial) • Food & beverage production • General industrial production • Light industrial assembly & distribution • Light industrial processing & distribution • Mini-warehouse self-storage facility • Research & development facility • Truck freight terminal • Warehouse & distribution facility.
Water and Sewer Service:	Not Required	Required
Lot and/or Density Requirements:	1 acre or as needed to provide 2 viable septic sites, whichever is greater.	1 acre (43,560 square feet)
Setbacks Required:	Side Yard Setback: 30 feet Rear Yard Setback: 30 feet Front Yard Setback: Arterial Street or Road: 50 feet Collector Road: 30 feet Collector Street: 25 feet Local Road: 25 feet Local Street: 10 feet (25 feet for any garage with vehicle entrance facing the Street)	Side Yard Setback: 20 feet Rear Yard Setback: 20 feet Front Yard Setback: Arterial Street or Road: 50 feet Collector Street or Road: 35 feet Local Street or Road: 25 Feet.

Height Restrictions:	Primary Structure: 40 feet Accessory Structure: 35 feet	Primary Structure: 50 feet Accessory Structure: 40 feet
Floor Area Requirements:	1,000 square feet minimum dwelling living area	Not applicable
Signs:	Signs only permitted for Conditional Uses	Permitted 2 wall signs, up to 15 percent of the street facing wall or 350 square feet total, whichever is less. Permitted 1 freestanding sign per frontage, up to 10 feet tall and 75 square feet in area each.

Interdepartmental Review:

City Engineering:	<p>The following should be made conditions of the rezoning:</p> <ol style="list-style-type: none"> 225 W should be improved to meet the standard City street cross section. The existing street is approximately 18' wide. The intersection of 225W and Deaver Road should be realigned to remove the sharp 90 degree bend just north of the intersection. Intersection improvements at 175W and Deaver Road to facilitate turning trucks. <p>There are other improvements needed in the area, regardless of this site developing.</p> <ol style="list-style-type: none"> Realignment of CR175 W over to the intersection of CR 150 W and Deaver Road. Traffic Study and Improvements at the intersection of CR 175 W and CR 450 S <p>Both of these project would be City projects, but there is not funding programed at this moment.</p>
City Utilities:	<ol style="list-style-type: none"> I have no concerns with the proposed annexation. CCU has a 16-inch water main adjacent to the property along Deaver Road that can provide water service to the area proposed to be annexed. The property owner/developer is responsible for paying for the tap fees and system development charge for connection. A sewer extension will be required to provide sanitary sewer service to the area proposed to be annexed. The property owner/developer is responsible for the sewer extension and tap fee. CCU will work with the applicant during the site plan review process to determine the best connection point and if the extension will be privately owned or will be turned over to CCU for maintenance.

Parks Department:	I don't see any issues from the Parks Department side of things.
Police Department:	No comments provided.
Fire Department:	<ol style="list-style-type: none"> 1. The Columbus Fire Department is able to provide fire protection to this proposed annexation with an acceptable response time from Engine 6. 2. My only concern is that 225 West may need to be widened to facilitate a timely response to this area by Engine 5. Traveling 225 West on an emergency run in a fire truck can be sketchy. I have been assigned to both Station 6 and Station 5 and have often felt that 225 West needed to be improved.
Public Works Department:	No comments provided.
Animal Care Services:	No comments provided.
Human Rights Department:	No comments provided.
City Administration:	No comments provided.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Agriculture.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **Policy A-2-3:** Ensure that development takes place in a manner which allows for preservation of farmland, open space, and significant natural features whenever possible and desirable.
This policy is intended to encourage creative subdivision design which protects natural features, proper buffering, and orderly development. It is not an anti-growth policy, nor does it mean that all farmland will be retained.
2. **Policy A-2-5:** Ensure that the city considers the impacts on agriculture when new development is proposed or infrastructure extended.
New roads and utilities can disrupt farming activities and increase development pressures in rural areas. Factories can cause air pollution and noise that adversely affect plants and livestock. Agricultural land should be viewed as land in active economic use, not as inexpensive vacant land.
3. **Policy A-2-6:** The City Council should consider annexation proposals on a case-by-case basis within the laws of the State of Indiana and the city's adopted annexation policies.
Annexation increases taxes and increases the pressure for development. Because of requirements of Indiana law, it is sometimes necessary for the city to annex farmland in order to provide for orderly growth, but the city's annexation policies should discourage annexation of farmland except when necessary.
4. **Policy A-2-7:** Require appropriate buffer areas to be maintained between farm and nonfarm uses.
Subdivisions and farms may not be good neighbors: homeowners complain about dust, odors, noise, herbicides and pesticides, while farmers complain of crop destruction caused by children, pets, and off-road vehicles. Providing temporary buffers between farms and subdivisions can reduce conflicts.
5. **Policy A-2-13:** Encourage growth to take place at a rate that enables the city to maintain the high quality of public services.
Growth that is too rapid would outpace the city's ability to provide services such as police, fire, and trash pickup, and it would strain facilities such as schools and parks.

6. **Policy A-4-6:** Encourage wise use of infrastructure dollars.
These are limited public resources for construction or improvement of streets, sewer systems, water systems, drainage systems, and other similar facilities. These expenditures are affected by the pattern of development, and costs should be considered in conjunction with development proposals.
7. **Policy A-4-7:** Require new development to take place in an orderly fashion to facilitate efficient provision of services at reasonable cost.
Public services, such as police and fire protection, school busing, trash pick-up, road maintenance, and snow removal all cost more when development is scattered rather than compact.
8. **Policy D-1-3:** Encourage development adjacent to already developed areas.
Compact development contiguous to already developed areas is the most economical and convenient urban form, and the city should encourage that type of development.
9. **Policy J-2-3:** Encourage industrial development to be integrated with its surroundings, providing smooth transitions between differing land uses.
Columbus' economic success has been tied to successful local industry. In years past, industries located in the downtown and other neighborhood areas, close to the work force and to public facilities and services. Different types of industries are appropriate in different types of surroundings. The city should take steps to ensure that industries are good neighbors and that appropriate measures are employed to ensure that industries are good neighbors and that appropriate measures are employed to ensure compatibility of adjacent uses.
10. **Goal J-3:** Provide for continued industrial growth while protecting the agricultural sector of the economy by retaining expanses of productive agricultural land.
11. **Policy J-3-1:** Limit the growth of industrial activity to the areas most suited for this use, minimizing the impact of this type of development on agricultural businesses.
The city needs to continue its industrial growth for long-term economic health. Much of this growth will take place on land that now is used for farming. While it is recognized that some farmland will be lost to this growth, the city should minimize the impacts on farm operations.
12. **Goal J-4:** Promote continued economic development in this area to provide jobs which will improve the standard of living and provide upward mobility for local residents.
13. **Policy J-4-1:** Encourage new industrial development to be similar to that experienced in this area in the past.
This area has been the location of significant industrial growth in recent years. These industrial parks are attractive and accessible. New development of a similar nature will enhance the strength of the existing businesses and continue to provide economic and job growth.
14. **Policy J-4-2:** Encourage the growth in this area to take place in an orderly manner. Where possible this growth should be contiguous or in close proximity to the existing development in order to facilitate provision of infrastructure and services.
Infrastructure and services can be provided most efficiently to development contiguous to existing development of a similar nature.
15. **Policy J-4-3:** Designate the land bounded by CR 350 S, CR 400 W, CR 700 S, and SR 11 as an economic growth area.
While it will be many years before this entire area is occupied by industrial development, it is important to set aside an area to accommodate the growth and to discourage incompatible land uses which in turn will discourage desired industrial growth.
16. **Policy J-4-4:** Maintain manufacturing, offices, office/warehouse and similar uses as the principal uses in this area.
See Policy J-4-1.

This property is located in the Woodside/Walesboro character area. The following Planning Principle(s) apply to this application:

1. All new development should be designed in a manner that does not diminish the level of service of the traffic flow in the area.
2. New nonresidential development should be in industrial parks or commercial centers to complement the existing development.
3. Require new development to be served by public sewer and water and to be annexed to the city wherever possible.

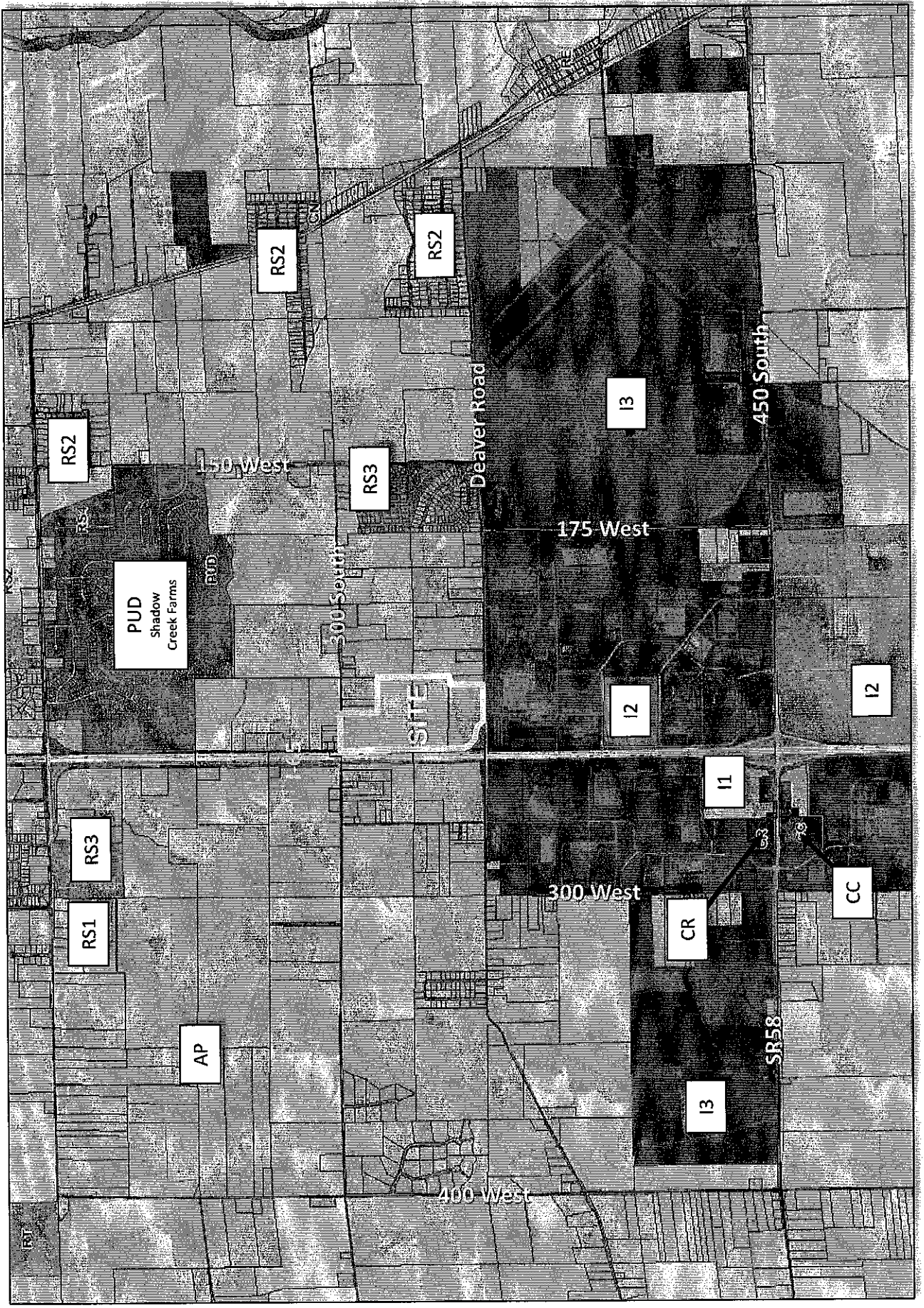
Bicycle & Pedestrian Plan: The Bicycle & Pedestrian Plan calls for a future shared use path to be installed along Deaver Road between 50 West and 300 West.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is requesting to annex and rezone the three subject properties from AP (Agriculture: Preferred) to I2 (Industrial: General). The applicant has indicated it intends to develop the site with a 260,000 square foot manufacturing facility.
2. The subject property is located 2.8 miles from the nearest I-65 interchange at State Road 58 / 450 South when taking Deaver Road to 175 West to 450 South. It is directly north of the existing Toyota Material Handling facility.
3. Adjacent properties, other than the Toyota manufacturing facility to the south, are all either single-family homes or used for agriculture. There is 1 home adjacent to the subject property along Deaver Road, which is bordered on two sides by the site. That adjacent residential lot is 2.16 acres in size, with a home located approximately 65 feet from the rezoning site. There are three homes adjacent to the subject property along 300 South. Two of those homes are on approximately 2 acre lots; the third lot is 6 acres. The nearest home is 20 feet from the rezoning site. A group of 7 additional homes on lots of varying sizes is located north of the site on the opposite side of 300 South.
 - The site has frontage on 300 South, 225 West, and Deaver Road. If the property is annexed and rezoned, 300 South would be considered a Collector, Industrial, Suburban street with Thoroughfare Plan recommendations for a pavement width of 24 feet, curbs and gutters, and sidewalks in a 60-foot total / 30-foot half right-of-way. 300 South currently has a total right-of-way width of 30 feet and a pavement width of 16 feet, with no curbs, gutters, or sidewalks.
 - 225 West would also be considered a Collector, Industrial, Suburban street, also with a recommended pavement width of 24 feet, curbs and gutters, and sidewalks in a 60-foot total / 30-foot half right-of-way. 225 West currently has a total right-of-way width of 60 feet and a pavement width of 18 feet, with no curbs, gutters, or sidewalks.
 - Deaver Road would continue to be considered a Collector, Industrial, Suburban street, with a recommended pavement width of 24 feet, curbs and gutters, and sidewalks in a 60-foot total / 30-foot half right-of-way. Deaver Road currently has a total right-of-way width of 70 feet and a pavement width of 25 feet, with slight stone shoulders but no curbs, gutters, or sidewalks.
4. The Columbus Strategic Growth Study, completed by the Planning Department in 2017, looked to provide analysis and recommendations regarding the City's growth. The subject property was identified as within a Tier 2 site in which the primary constraints on development were identified as sewer availability and road conditions. However, City Utilities has now indicated that sewer service can be provided.
5. Zoning Ordinance Chapter 8.2 (Table 8.3) establishes buffering requirements between different zoning districts. No buffer is required between properties zoned AP (Agricultural: Preferred) and I2 (Industrial: General). Therefore, the adjacent homes would not be provided with a buffer from industrial development on this site. When I2 zoning is adjacent to a residential zoning district, however, a Type A buffer is required. Per Section 8.2(D), a Buffer Yard Type A consists of a minimum width of 25 feet in addition to the minimum required setback, so 45 feet in total. It must provide a dense buffer consisting of a fence or wall with landscaping, an opaque tree screen, or a combination of both. Zoning Ordinance Chapter 7.3 (Part 2) requires the construction of sidewalks, consistent with the recommendations of the Thoroughfare Plan, along all street frontages when existing lots in Multi-Family Residential, Commercial, Public, and Industrial zoning districts are developed. Therefore, if rezoned, the subsequent development of the subject property will be required to include a sidewalk along its frontages of Deaver Road, 225 West, and 300 South.

Location & Zoning Context (Case #RZ-2024-001: Toyota Material Handling)

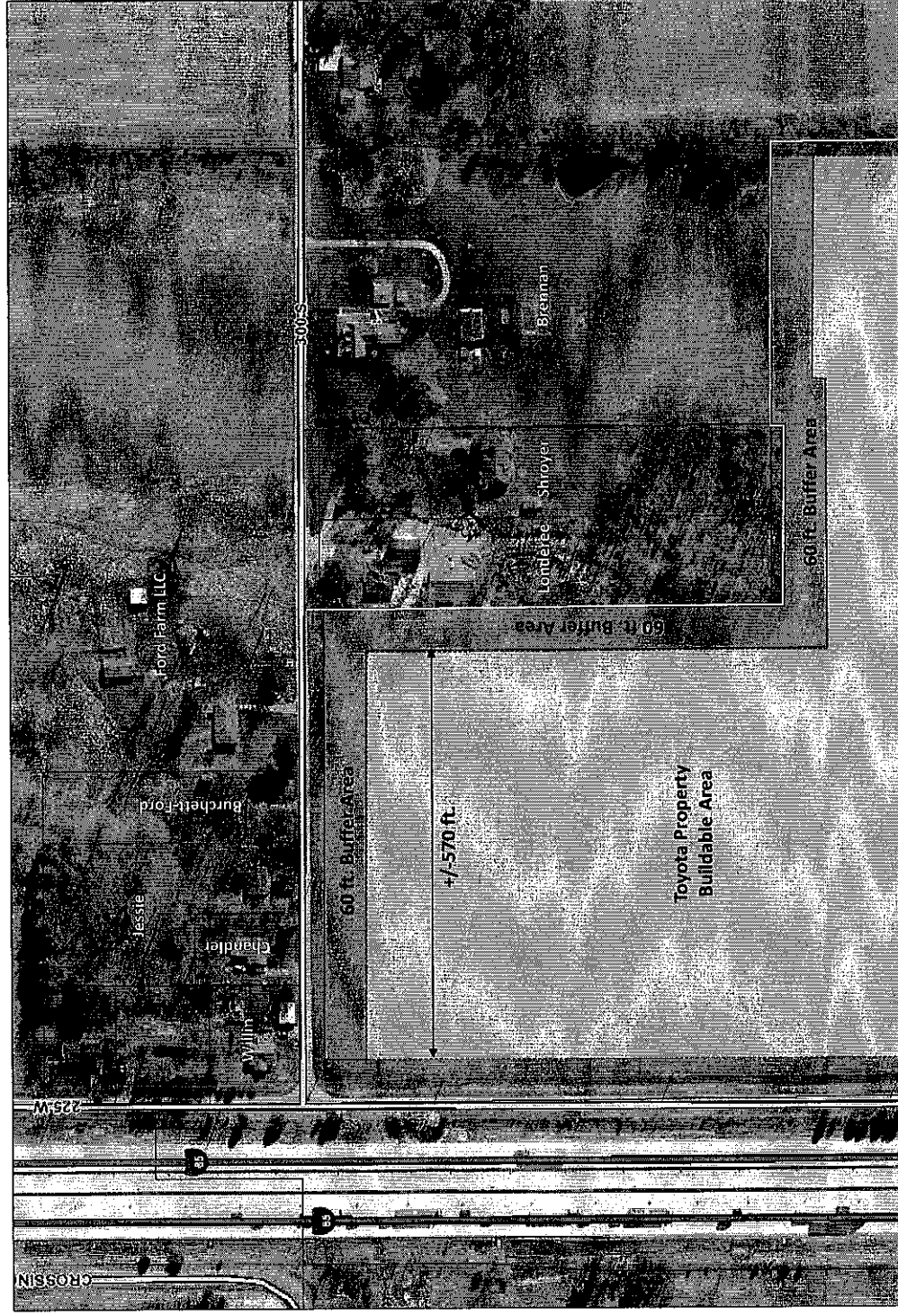


Toyota Material Handling Rezoning Request (RZ-2024-001)

Buffer as Recommended by the Columbus Plan Commission

City of Columbus- Bartholomew County Planning Department

March 11, 2024



Plan Commission

Recommendation:

A 60 ft. wide buffer including an 8 ft. tall berm topped with a staggered row of evergreen trees that are a minimum height of 5 ft. at planting and spaced 10 feet on center.

* In addition to where pictured at left, this buffer is also required for the property at 2770 West Deaver Road.

Toyota Material Handling Rezoning Request (RZ-2024-001)

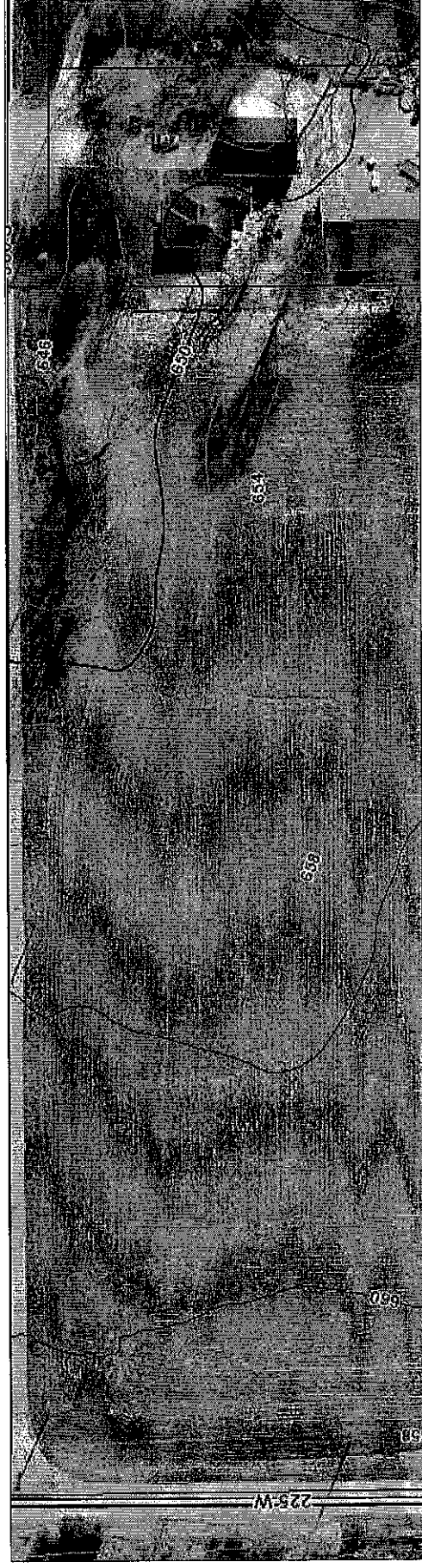
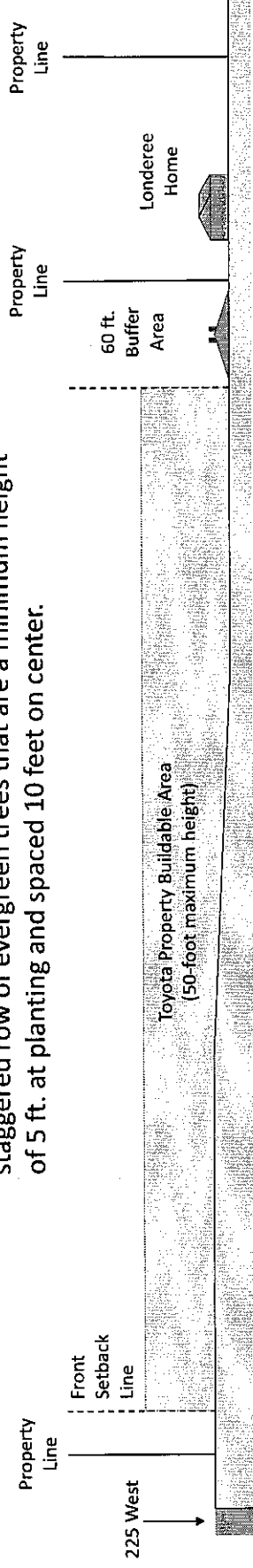
Buffer as Recommended by the Columbus Plan Commission

City of Columbus- Bartholomew County Planning Department

March 11, 2024

Plan Commission Recommendation:

A 60 ft. wide buffer including an 8 ft. tall berm topped with a staggered row of evergreen trees that are a minimum height of 5 ft. at planting and spaced 10 feet on center.





MEMORANDUM

TO: Columbus City Council Members
FROM: Jeff Bergman
DATE: March 21, 2024
RE: Columbus Right-of-Way Annexation
(*Plan Commission Case #ANX-2024-001*)

Attached is the fiscal plan resolution for the Columbus Right-of-Way Annexation. Please recall that Indiana law requires that the City Council adopt a fiscal plan by resolution in association with, and prior to, any annexation. This resolution will appear on the agenda for the April 2, 2024 Council meeting for adoption prior to the corresponding annexation ordinance.

Please feel free to contact me with any questions you may have.

RESOLUTION NO.: _____, 2024

**A RESOLUTION ADOPTING A FISCAL PLAN
FOR PROPERTY TO BE ANNEXED TO THE CITY OF COLUMBUS, INDIANA**

**To be known as the: City of Columbus Right-of-Way Annexation
Plan Commission Case No. ANX-2024-001**

WHEREAS, this annexation of public right-of-way and City-owned property has been prepared by the City of Columbus-Bartholomew County Planning Department; and

WHEREAS, the property subject to the request lies outside of and adequately contiguous to the City of Columbus; and

WHEREAS, the Common Council of the City of Columbus, Indiana has paid reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

WHEREAS, the City of Columbus has carefully and thoroughly considered the capital and non-capital costs of extending City services to the area proposed for annexation; and

WHEREAS, the City is able to provide the area proposed for annexation with municipal services in the same manner as other similar portions of the City as required by the Indiana Code.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Columbus, Indiana that the Fiscal Plan for the City of Columbus Right-of-Way Annexation attached to and made a part of this resolution is approved and adopted.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2024, at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of the City of Columbus, Indiana, this _____ day of _____, 2024 at _____ o'clock _____.m.

Luann Welmer
Clerk of the City of Columbus, Indiana

Approved by me, Mayor of the City of Columbus, Indiana, this _____ day of _____, 2024 at
_____ o'clock _____.m.

Mary K. Ferdon
Mayor of the City of Columbus, Indiana

CITY OF COLUMBUS, INDIANA ANNEXATION FISCAL PLAN

**For Plan Commission Case No.: ANX-2024-001
To be known as the Columbus Right-of-Way Annexation**

Introduction:

This annexation fiscal plan, which is required by Indiana annexation law (Indiana Code Section 36-4-3-3.1), summarizes how the annexation complies with the applicable requirements. The annexation fiscal plan also provides basic data regarding the area and describes the manner in which City of Columbus services will be extended to the area upon annexation.

This Annexation Fiscal Plan recognizes that the City of Columbus is a complex combination of land uses and developments, which together provide a complete community. Each land use (residential, commercial, industrial, etc.) directly results in specific receipts and costs for the City. These receipts and costs are typically calculated based on number of residents, land area, etc. However, each land use also indirectly supports the development of complimentary land uses, which also affect receipts and costs. For example, residential development promotes commercial development; and job growth promotes home construction. Therefore, the assignment of specific costs and receipts to specific annexations are conceptual and intended for estimating purposes only.

Annexation Area Information:

Following is a summary of annexation area physical characteristics:

Location: Multiple Locations in Columbus, Wayne, Flatrock, and Harrison Townships.

Size: +/-40.97 Acres (0.06 square miles)

Zoning: Public Right-of-Way - Not Applicable
City-owned Property - AP (Agriculture: Preferred)

Land Use: Public Right-of-Way - Not Applicable;
City-owned Property – Open Space / People Trail

Population: Current – 0 / Projected – 0

City Council District: The properties will be assigned initially to the city council districts as indicated on the attached Exhibit A.

Legal Requirements & Columbus Annexation Policy:

Indiana law (Indiana Code Section 36-4-3-1.5) requires that, to be eligible for annexation, the external boundary of the area must be at least 1/8 (12.5%) contiguous with the boundary of the City. The 29 areas involved in this annexation are between 44% and 60% contiguous with the boundary of the City, as noted on Exhibit A.

Indiana law further defines three types of annexations: involuntary, voluntary, and super-voluntary. This annexation qualifies as a super-voluntary annexation (Indiana Code Section 36-4-3-5.1), in which 100% of the owners of land in the territory sought to be annexed have signed the annexation petition.

In 1990 the Columbus City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provide the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Receipts Estimate:

Annexations result in receipts to the City of Columbus through a combination of property taxes, state fund distributions, user fees, and other similar sources. This fiscal plan recognizes the presence of all income sources, as well as the complexity of calculating specific receipts. However, it is the estimation of property tax receipts that provides the best indication of City revenues resulting from the annexation. In this case, because the area being annexed is public right-of-way and publically owned property no property tax receipts are anticipated.

Cost of Services Methodology:

The capital services within the annexation area were evaluated to determine what, if any, infrastructure improvements, equipment, etc. are needed to provide services to the area in the same manner as those services are provided to other similar areas within the City's corporate boundaries. No capital expenditures were identified as necessary for this annexation. Future improvements of the infrastructure will be completed consistent with the policies and procedures of the City.

Non-capital services, which are delivered to the annexation area without requiring installation of capital infrastructure or the purchase of specific equipment, were assessed through consultation with the City Department Head responsible for each service. In each case, the appropriate services will be provided to the annexation area immediately upon annexation in a manner equivalent in standard and scope to the services being provided to other similar areas within the City's corporate boundaries. The maintenance of the infrastructure within the to-be-annexed rights-of-way shall be consistent with that provided to other, similar locations within the City of Columbus.

Provision of Services:

The descriptions of the City services to be provided and an estimate of cost (as calculated by each Department Head) are provided below.

1. Police: The services provided by the City of Columbus Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who are in danger of physical harm, resolution of conflicts, and the creation and maintenance of a feeling of

security in the community. The Police Department is also involved in legal work and the protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order, and provides technical assistance to the public in the area of crime prevention.

No concerns reported, indicating no cost for the extension of non-capital services to the subject property.

2. Fire: The Fire Department services include fire protection and medical emergency assistance. The services also include fire suppression, emergency response, fire prevention, fire inspection, and public education in the area of fire safety.

No concerns reported, indicating no cost for the extension of non-capital services to the subject property.

3. Public Works & Public Transit: The Public Works Department provides refuse collection, compost, and brush clipping services. The Department also provides for the maintenance of streets at a level that ensures transportation safety and efficiency. The services provided include snow removal, street cleaning, and general maintenance. This Department provides for public transportation through the ColumBUS system. Finally, the Department provides for the maintenance of storm water drainage facilities.

The Department of Public Works is already servicing the majority of the to-be-annexed rights-of-way, with services having been extended in the past as nearby development occurred. The Department will have to adjust service routes slightly to cover a few of the areas, but has no objection to the proposed annexation. Therefore, no cost for the extension of non-capital services to the subject property.

Service Type	Capital Costs	Annual Non-Capital Costs
Police	\$0	\$0
Fire	\$0	\$0
Public Works & Public Transit	\$0	\$0
Sanitary Sewer & Public Water	\$0	\$0
Parks & Recreation	\$0	\$0
Animal Care Services	\$0	\$0
Administrative Services	\$0	\$0

4. Sanitary Sewer & Public Water: Columbus City Utilities provides sanitary sewer and public water services, including the installation and maintenance of treatment facilities and service mains for the majority of the area of the City of Columbus. In some areas sewer and/or water service may be provided by other utilities. Sewer and water service is included in this fiscal plan due to the role of Columbus City Utilities as the primary provider of these services. However, it is recognized that sewer and water service is not a "municipal service" in the same way as are the others listed in this fiscal plan.

Columbus City Utilities applies a "four-year revenue" rule when deciding how much ratepayer investment to make in any water or sewer extension. City Utilities estimates the gross revenue

that would result from any proposed extension and will invest up to that amount in the extension of services. The party requesting the extension may make up the difference between the investment and the actual cost of the facilities. However, if the Utility Service Board determines that it is in the overall good for the City of Columbus to extend services, then the "four-year rule" is set aside. These projects typically include significant job creation or other large-scale economic development benefits to the community.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

5. Parks & Recreation: The Parks Department provides for the establishment, programming, and maintenance of park facilities throughout the City. The Department also provides for the scheduling and facilitation of recreational activities and other related events.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

6. Animal Care Services: Columbus Animal Care provides care, shelter, and the humane euthanization of domestic animals. The Department also provides regular patrol, complaint investigation, and animal emergency services.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

7. Administrative Services: The administrative functions of the City include those provided by the Planning Department, Airport Board, Department of Community Development, City Engineer, Human Rights Commission, Mayor's Office, Personnel Department, and City Attorney. These departments provide for the general operation and organization of City government.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

Methods of Financing Services & Timing:

It is anticipated that the appropriate non-capital City services will be provided within existing and future city budgets, and that there will be little or no additional cost to the city as a result of the annexation. All capital and non-capital services are available to the annexation area immediately in the same manner in which they are provided to other, similar areas within the City of Columbus.

Exhibit A

ANX-2024-001 (City of Columbus Right-of-Way Annexation): Summary Table

Areas to be Annexed	# of Streets	Street Name	Change in Service Per Linear Miles of Road		Location of Right-of-Way Proposed to be Annexed		Council District	Contiguity (Min. 12.5%)	Approximate Area (Acre) by Street	
			Status	Miles	Portion	Closest Streets			(Sq.Ft.)	Street
1	1	150 West	Right-of-Way only	0	East 1/2	Between 300 South (N) and Wrenwood Drive (S)	District #2	44%	837	0.02
2	2	25 South	Clarifying Maintenance	0.04	North 1/2	Near the intersection with Goeller Boulevard	District #2	50%	5,300	0.12
3	3	300 West	Additional Maintenance & Snow Removal	0.93	West 1/2	South of 450 South, along Woodside South Industrial Park	District #2	50%	73,785	1.69
4	4	400 North	Clarifying Maintenance	0.44	North 1/2	Between River Road (E) and the Patrick River (W)	District #5	50%	35,055	0.80
5	5	450 South/H&S Intersection	State Road, no change	0	South 1/2	Southwest corner of the intersection	District #2	55%	4,250	0.10
6	6	50 North	Additional Maintenance	0.20	North 1/2	Between National Road (W) and Bull Run (E)	District #3	54%	41,368	0.95
7	7	500 North	Additional Maintenance & Snow Removal	1.53	North 1/2	Between 25 East (W) and Marr Road (E)	District #6	49%	949,109	8.02
8	8	Carlos Folger Road	Additional Maintenance	0.60	East 1/2	Between Carr Hill Road (S) and Carr Hill Road (N)	District #1	51%	85,717	1.97
9	9	Carr Hill Court	Clarifying Maintenance & Snow Removal	0.02	Full ROW	Between Carr Hill Road (W) and Canyon Oak Lane (E)	District #2	58%	8,400	0.19
10	10	Carr Hill Road	Additional Maintenance	0.44	South 1/2	Between Tipton Point Court (W) and Carr Hill Court (E)	District #2	50%	35,055	0.80
11	11	Carr Hill Road (#1)	Additional Maintenance	0.08	South 1/2	Between 475 West (W) and Tipton Point Court (E)	District #2	48%	6,465	0.15
12	12	Carr Hill Road (#2)	Additional Maintenance	0.02	South 1/2	Between 475 West (W) and Tipton Point Court (E)	District #2	50%	1,425	0.03
13	13	Drive*	Clarifying Maintenance & Snow Removal	0.10	Full ROW	North of Jonathan Moore Pike between Carr Hill Road (E) and H&S (W)	District #1	49%	142,220	3.26
14	14	Goeller Boulevard	Additional Maintenance	0.15	North 1/2	Between Tipton Lakes Boulevard (W) and Terrace Lake Road (E)	District #2	51%	21,057	0.48
15	15	Goeller Road	Additional Maintenance	0.29	South 1/2	Between 475 West (W) and Westcreek Drive (E)	District #2	50%	54,040	1.24
16	16	Goeller Road (#1)	Additional Maintenance	0.36	North 1/2	Between Channel Drive (W) and Southaven Lane (E)	District #2	50%	31,944	0.73
17	17	Goeller Road (#2)	Additional Maintenance	0.08	North 1/2	Between Stonehaven Lane (W) and 350 West (E)	District #2	52%	6,195	0.14
18	18	H&S	State Road, no change	0	Full ROW	South of 450 South, along Woodside South Industrial Park	District #2	50%	185,339	4.25
19	19	Johnathan Moore Pike (State Road 46)	State Road, no change	0	Full ROW	Between 500 West (W) and Belmont Drive (E)	District #2	50%	54,080	1.24
20	20	Lowell Road	Right-of-Way only	0	North 1/2	Between 200 West (W) and Carter Crossing Boulevard (E)	District #5	51%	11,003	0.25
21	21	Marr Road/Sawin Drive Intersection	Clarifying Maintenance	0.36	North 1/2	North side of the intersection of Marr Road and Sawin Drive	District #4	50%	74,069	1.70
22	22	McKinley Ave (#1)	Additional Snow Removal	0.06	North 1/2	Between Marr Road (W) and City Creek (E)	District #1	50%	4,455	0.10
23	23	McKinley Ave (#2)	Right-of-Way only (no street built)	0	South 1/2	Between Marr Road (W) and City Creek (E)	District #3	49%	9,435	0.22
24	24	National Rd/Taylor Rd Intersection	State Road, no change	0	North 1/2	Between Taylor Road (NW) and 50 N (SE)	District #3	51%	96,061	2.21
25	25	River Road	Additional Maintenance & Snow Removal	0.79	West 1/2	Between 400 North (S) and 25E (N)	District #6	50%	62,250	1.43
26	26	Rocky Ford Rd/Marr Rd Intersection	Right-of-Way & City Property	0	West 1/2	Between Rocky Ford Road (S) and Station Drive (N)	District #6	56%	338,073	7.76
27	27	Sawin Drive	Right-of-Way only	0	North 1/2	Between Valley Road (E) and Highway Way (W)	District #4	49%	19,485	0.48
28	28	State Street (State Road 46)	State Road, no change	0	Full ROW	Between Fairview Drive (NW) and City Creek (SE)	District #1	54%	26,781	0.61
29	29								1,785,173	40.97
Total Area to be Annexed									Square Feet	
									Acres	

*Drive is currently a State Road, but INDOT is working on relinquishing it to the City.

Clarifying & Additional Maintenance & Repair (City Engineering): 6.47 Linear Miles
 Additional Area for Snow Removal (Public Works): 3.42 Linear Miles
 Total Miles of Road in the City (measured along centerline): 265 Linear Miles



MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: March 11, 2024

RE: City of Columbus Right-of-Way Annexation
(Plan Commission Case #ANX-2024-001)

At its February 14, 2024 meeting, the Columbus Plan Commission reviewed the above referenced annexation and forwarded it to the City Council with a favorable recommendation by a vote of 9 in favor and 0 opposed. This proposed annexation is a project of the Planning Department and involves +/-40.97 acres of public property or right-of-way adjacent to the current city limits at 29 locations on 22 streets. This annexation is intended to address those from the past that have resulted in uncertainty regarding street maintenance and responsibility. For example, those instances where past annexations only extended to the adjacent street's centerline, rather than including the entire right-of-way, such as 300 West at the Woodside South Industrial Park or Sawin Drive at the Villas of Stonecrest. These inconsistencies in the annexation approach to adjacent streets are primarily the result of variations in Indiana annexation laws over time.

The City Engineering and Public Works Departments, as well as the Bartholomew County Highway Department, have participated in this project, including involvement in identifying candidate streets and determining implications for which local government, City of County, would then have responsibility for those streets after annexation. If approved, the annexation would result in changes to the City-County working agreement for maintenance and snow removal on these city-perimeter streets. It would add +/- 6.5 linear miles of additional street maintenance responsibility for the City and +/-3.4 linear miles of additional snow removal. For context, the City of Columbus currently includes approximately 265 linear miles of streets.

The following items of information are attached to this memo for your consideration:

1. The proposed ordinance approving the annexation.
2. The resolution certifying the action of the Plan Commission.
3. A summary table that identifies the rights-of-way to be annexed and the details associated with each.
4. A summary map showing the locations of the rights-of-way to be annexed.
5. 25 profile sheets describing the 29 areas to be annexed.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2024

**AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY
TO BE A PART OF THE CITY OF COLUMBUS, INDIANA**

**To be known as the Columbus Right-of-Way Annexation
Plan Commission Case No. ANX-2024-001**

WHEREAS, the annexation of the areas described in Section 1 below has been prepared by the City of Columbus-Bartholomew County Planning Department; and

WHEREAS, there are no private property owners involved in the request and the subject areas are outside of, but adequately contiguous to the City of Columbus; and

WHEREAS, the Columbus Plan Commission has, on February 14, 2024, reviewed the request for annexation and forwarded a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has paid reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Areas Annexed & Common Council Districts Assigned

The following described areas (29 public rights-of-way and 1 City-owned property), totaling +/- 40.97 acres, are annexed to and declared to be part of the City of Columbus, Indiana. Upon the effective date of this ordinance, each area described below shall be included in the Councilmanic District of the City of Columbus as noted. These areas may, at some future time, be placed in a different Councilmanic District or Districts in accordance with redistricting completed in accordance with Indiana law.

- a. *All of the public right-of-way of **150 West**, north of Wrenwood Drive, specifically along Lot 50 of Country Wood Farms Section 1 & 2 (Plat Book P, Page 306A). Limits of such right-of-way being a triangle with a height/width of 20 feet and a base/length of 84 feet. Said right-of-way including 0.02 acres more or less. This area is added to Councilmanic District #2.*
- b. *The northern half of the public right-of-way of **25 South** along Lot 1 of Pope's Place Minor Subdivision (Plat Book P, Page 84B). Limits of such right-of-way being a rectangle 25 feet in width and 212 feet in length. Said right-of-way including 0.12 acres more or less. This area is added to Councilmanic District #2.*
- c. *The western half of the public right-of-way of **300 West** along Woodside South Industrial Park between Lot 7B and Lot 2A (Plat Book P, Page 72B; and Book Q, Page 2C). Limits of such right-of-way being a rectangle 15 feet in width and 4,919 feet in length. Said right-of-way including 1.69 acres more or less. This area is added to Councilmanic District #2.*
- d. *The northern half of the public right-of-way of **400 North** between Lot 147 and Lot 94A of Flatrock Park North Major Subdivision (Plat Book H, page 18; Book H, Page 83; and Book O, Page 64) to the intersection with River Road (to the east). Limits of such right-of-way being a rectangle 15 feet in width and 2,337 feet in length. Said right-of-way including 0.80 acres more or less. This area is added to Councilmanic District #5.*

- e. The southern half of the public right-of-way of **450 South** at the intersection with I-65. Limits of such right-of-way being a flag shape, 16 feet wide for 98 feet, then slowly widening over 50 feet to 93 feet wide, for a total length of 148 feet. Said right-of-way including 0.10 acres more or less. This area is added to Councilmanic District #2.
- f. The northern half of the public right-of-way of **50 North** east of National Road and west of Bullrun, specifically between Lot 4A of The Ridge Replat (Plat Book R, Page 320C) (to the east) and Lot 3 of Otter Plaza Replat (Plat Book R, Page 252D) (to the west). Limits of such right-of-way being 25 feet in width for 912 feet (traveling west), then widening to 65 feet for approximately 150 feet, the public right-of-way then curves south bisecting the existing city limits, ending in a point, for a total length of 1,309 feet. Said right-of-way including 0.95 acres more or less. This area is added to Councilmanic District #3.
- g. The northern half of the public right-of-way of **500 North** between 25 East (to the west) and Marr Road (to the east) along Parent Tract 1A of the Columbus Municipal Airport Administrative Subdivision (Plat Book R, Page 397C), including the triangle intersection of 500 North and River Road, with the area crossing River Road being a line perpendicular to the existing right-of-way. Limits of such right-of-way being 15 feet in width for 6,246 feet until the intersection with River Road creating a triangle with a base of 1,799 feet and height of 425 feet. Said right-of-way including 8.02 acres more or less. This area is added to Councilmanic District #6.
- h. The northern half of the public right-of-way of **Carlos Folger Road** between Lot 7 of Cornerstone Commercial West Major Subdivision Eighth Replat (Plat Book R, Page 346B) (to the east), north to 325 West, and then south to the intersection with State Road 46 (to the west). Limits of such right-of-way being 20 feet in width for 3,169 feet in length, widening to 153 feet at the intersection of State Road 46. Said right-of-way including 1.97 acres more or less. This area is added to Councilmanic District #1.
- i. The eastern half of the public right-of-way of **Carr Hill Court** between Carr Hill Road (to the south) and Carr Hill Road (to the north) along Administrative Lot 1 of Tipton Lakes-Carr Hill Court Administrative Subdivision (Plat Book R, Page 354D). Limits of such right-of-way being a rectangle 19 feet in width and 80 feet in length. Said right-of-way including 0.03 acres more or less. This area is added to Councilmanic District #2.
- j. All of the public right-of-way of **Carr Hill Road** between Carr Hill Court (to the west) and Canyon Oak Lane (to the east), specifically along Lot 26 of Oak Ridge Major Subdivision-Phase 1 (Plat Book R, Page 357A) and Parent Tract 2C of Oak Ridge Major Subdivision-Phase 3 (Plat Book S, Page 50D). Limits of such right-of-way being a rectangle 40 feet in width and 210 feet in length. Said right-of-way including 0.19 acres more or less. This area is added to Councilmanic District #2.
- k. The southern half of the public right-of-way of **Carr Hill Road** between Tipton Pointe Court (to the west) and Carr Hill Court (to the east), specifically along Parent Tract 1A and Admin Lot 1 of Sandlin Administrative Subdivision (Plat Book S, Page 74C), and along Lot 1 and Lot 2 of Carr Hill Road Minor Plat (Plat Book I, Page 50), and unplatted ground to the intersection of Carr Hill Court. Limits of such right-of-way being 15 feet wide along the Sandlin Administrative Subdivision, then widening to 25 feet in width along the Carr Hill Road Minor Plat, then back down to 15 feet along the remaining ground, and ending in a point with the intersection of Carr Hill Court, totaling 2,337 feet in length. Said right-of-way including 0.80 acres more or less. This area is added to Councilmanic District #2.

- i. The southern half of the public right-of-way of **Carr Hill Road** along Block E Dam Common Area of Westlake Hills Major Subdivision (Plat Book R, Page 98C). Limits of such right-of-way being a rectangle 15 feet in width and 431 feet in length. Said right-of-way including 0.15 acres more or less. This area is added to Councilmanic District #2.
- m. The southern half of the public right-of-way of **Carr Hill Road** along the western portion of Lot 6 of Tipton Lakes - Southwest Administrative Subdivision (Plat Book R, Page 207B). Limits of such right-of-way being a rectangle 15 feet in width and 95 feet in length. Said right-of-way including 0.03 acres more or less. This area is added to Councilmanic District #2.
- n. All of the **unnamed public right-of-way** north of Jonathan Moore Pike (State Road 46) near Carr Hill Road, specifically north of Lot 1 of the Old Columbus Holiday Inn Replat (Plat Book N, Page 120), north of Lot 1D of the Marathon Petroleum Co. Resubdivision of Lots 1A & 1B (Plat Book Q, Page 226C), north of Tract B of Suhre Addition (Plat Book G, Page 19), and north of Lot 2 of the O'Connor/Weber Commercial Plat (Plat Book Q, Page 214D). Limits of such irregular shaped right-of-way being between 46 and 339 feet in width for a total length of 1,699 feet. The typical width being 120 feet along paved areas and 46 feet in width where no road is present. Said right-of-way including 3.26 acres more or less. This area is added to Councilmanic District #1.
- o. The northern half of the public right-of-way of **Goeller Boulevard** between Tipton Lakes Boulevard (to the west) and Lot 1A of the Traditions of Columbus Administrative Subdivision (Plat Book S, Page 69C) (to the east). Limits of such right-of-way being a rectangle between 9 feet and 32 feet in width and 808 feet in length. Said right-of-way including 0.48 acres more or less. This area is added to Councilmanic District #2.
- p. The southern half of the public right-of-way of **Goeller Road** between Westcreek Drive (to the east) and 475 West (to the west), specifically along Lot 1, Lot 4, and Lot 5 of Lexington Green (Plat Book I, Page 30). The western limit aligning with the existing corporate limits to the north, being the western edge of Spring Hill Lake Major Subdivision (Plat Book R, Page 309C). Limits of such right-of-way being a rectangle 35 feet in width and 1,544 feet in length. Said right-of-way including 1.24 acres more or less. This area is added to Councilmanic District #2.
- q. The northern half of the public right-of-way of **Goeller Road** between Channel Drive (to the west) and Stonehaven Lane (to the east), specifically along Lot 3, Lot 1A, and Lot 2 of Ben Pence Minor Subdivision (Plat Book R, Page 282A) and Ben Pence Administrative Subdivision (Plat Book P, Page 188B), and including along unplatted ground at 5420 West Goeller Road. Limits of such right-of-way being 55 feet in width along Lot 3 and 15 feet in width the remaining length, for a total length of 1,899 feet. Said right-of-way including 0.73 acres more or less. This area is added to Councilmanic District #2.
- r. The northern half of the public right-of-way of **Goeller Road** between Stonehaven Lane (to the west) and 350 West (to the east), specifically along Lot 1A of Graham Administrative Subdivision Replat (Plat Book R, Page 296A). Limits of such right-of-way being a rectangle 15 feet in width and 413 feet in length. Said right-of-way including 0.14 acres more or less. This area is added to Councilmanic District #2.
- s. All of the public right-of-way of **I-65** along Lot 2A of Woodside South Industrial Park 1st Replat (Plat Book P, Page 72B). Limits of such right-of-way being a rectangle 203 feet in width and 913 feet in length. Said right-of-way including 4.25 acres more or less. This area is added to Councilmanic District #2.

- t. All of the public right-of-way of **Johnathan Moore Pike** between 500 West (to the west) and Tipton Lakes Boulevard (to the east), specifically along Lot 1A of Tipton Lakes Westside Administrative Subdivision 2nd Replat (Plat Book R, Page 236A). Limits of such right-of-way being a rectangle 104 feet in width and 520 feet in length. Said right-of-way including 1.24 acres more or less. This area is added to Councilmanic District #2.
- u. The northern half of the public right-of-way of **Lowell Road** between 200 West (to the west) and Carter Crossing Boulevard (to the east), specifically along Lot 1 of J Carter Minor Subdivision (Plat Book R, Page 303D), including the triangle of additional right-of-way purchased by the City in March of 2023. The western limit aligning with the existing corporate limits to the south, being the western edge of the 200 West right-of-way. Limits of such right-of-way being 20 feet in width for 519 feet (starting at 200 West going east), then slowly widening over 31 feet to a width of 43 feet, for a total length of 550 feet. Said right-of-way including 0.25 acres more or less. This area is added to Councilmanic District #5.
- v. The northern half of the public right-of-way of the **Marr Road/Sawin Drive intersection**, specifically along Sycamore Bend Section 2 & 3 (Plat Book R, Page 147A; Plat Book R, Page 343D), and the Strietelmeier Administrative Subdivision (Plat Book P, Page 197A). Limits of such right-of-way typically being between 13 feet to 52 feet in width; from Marr Road going west, a width of 50 feet narrowing down to a point over 926 feet; from Marr Road going east, a width of 52 feet narrowing down to 13 feet in width over 952 feet; for a total length of 1,878 feet. Said right-of-way including 1.70 acres more or less. This area is added to Councilmanic District #4.
- w. The northern half of the public right-of-way of **McKinley Avenue** between Cambridge Court (to the west) and Block 3 of Flora Strietelmeier Minor Plat (P/207B) (to the east), specifically along Steinhurst Manor Amended (Plat Book H, Page 40). Limits of such right-of-way being a rectangle 15 feet in width and 297 feet in length. Said right-of-way including 0.10 acres more or less. This area is added to Councilmanic District #1.
- x. The southern half of the public right-of-way of **McKinley Avenue** along Block 3 of Flora Strietelmeier Minor Plat (P/207B). Limits of such right-of-way being a rectangle 15 feet in width and 629 feet in length. Said right-of-way including 0.22 acres more or less. This area is added to Councilmanic District #3.
- y. The northern half of the public right-of-way of **National Road** between Taylor Road/10th Street (to the northwest) and 50 North (to the southeast), including a portion of Taylor Road at this the intersection. Limits of such right-of-way being 1,517 feet in length ranging between 28 to 106 feet in width, creating the shape of a backwards seven. Starting from the southern edge at 37 feet in width, widening to 106 feet, then down to 41 feet, then back up to 54 feet, at which point the southern line shifts north with a width at 28 feet, from there narrowing down to 8 feet, lastly widening to 198 feet adjoining Taylor Road. Said right-of-way including 2.21 acres more or less. This area is added to Councilmanic District #3.
- z. The western half of the public right-of-way of **River Road** between 400 North (to the south) and 25 E (to the north), specifically along Parent Tract 1A of the Columbus Municipal Airport Administrative Subdivision (Plat Book R, Page 397C). Limits of such right-of-way being a rectangle 15 feet in width and 4,150 feet in length. Said right-of-way including 1.43 acres more or less. This area is added to Councilmanic District #6.
- aa. The western half of the public right-of-way of Marr Road between Station Drive (to the north) and Rocky Ford Road (to the south), along the **intersection of Marr Road**

and Rocky Ford Road., Limits of such right-of-way being 1,479 feet in length ranging between 77 to 437 feet in width, creating the shape of a backwards "C". Starting from the southern edge at 437 feet in width for 49 feet (measuring north), then 340 feet in width over 221 feet in height, then narrowed down to 77 feet for 1,076 feet, then widening to 246 feet for the remaining 180 feet. Said right-of-way including 5.24 acres more or less. This area is added to Councilmanic District #6.

bb. Lot 1 of the Community Church Minor Plat (Plat Book R, Page 25D). This area is added to Councilmanic District #6

cc. The northern half of the public right-of-way of **Sawin Drive** along the Villas of Stonecrest Major Subdivision Section 3 (Plat Book R, Page 264B), specifically along Common Areas P & Q. Limits of such right-of-way being a rectangle 15 feet in width and 2,337 feet in length. Said right-of-way including 0.80 acres more or less. This area is added to Councilmanic District #4.

dd. All of the public right-of-way of **State Street** south of Fairview Drive along Lot 1 of R & M Warehouse Minor Plat (Plat Book J, Page 100). Limits of such right-of-way being 432 feet in length and 86 feet in width, measured perpendicular to the road. Said right-of-way including 0.61 acres more or less. This area is added to Councilmanic District #1.

SECTION 2: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 3: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 4: Effective Date

This ordinance shall be effective after publication of its adoption as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2024 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of the City of Columbus, Indiana, this _____ day of _____, 2024 at _____ o'clock _____.m.

Luann Welmer
Clerk of the City of Columbus, Indiana

Approved by me, Mayor of the City of Columbus, Indiana, this _____ day of _____, 2024 at
_____ o'clock _____.m.

Mary K. Ferdon
Mayor of the City of Columbus, Indiana

This document was prepared by Jeff Bergman. I, affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Printed Name: Jeff Bergman

Prepared by the City of Columbus - Bartholomew County Planning Department
Jeffrey R. Bergman, AICP #014602 – Planning Director

RESOLUTION: ANX-2024-001

of the City of Columbus, Indiana Plan Commission

regarding

Case number ANX-2024-001 (Columbus Right-of-Way Annexation), a proposal to annex +/-40.97 acres to the City of Columbus

WHEREAS, the Plan Commission, through the City of Columbus-Bartholomew County Planning Department, has initiated the annexation of 29 segments of public right-of-way, and 1 City-owned property adjacent to the Columbus City Limits; and

WHEREAS, the annexation involves no private property owners and therefore qualifies as a voluntary annexation as described by Indiana Code Section 36-4-3-5.1; and

WHEREAS, the Plan Commission did, on February 14, 2024, review the annexation request; and

WHEREAS, the Plan Commission did pay reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows: The annexation of the property subject to the application (approximately 40.97 acres located over 29 areas, as noted below) is forwarded to the Common Council with a favorable recommendation.

1. *All of the public right-of-way of **150 West**, north of Wrenwood Drive, specifically along Lot 50 of Country Wood Farms Section 1 & 2 (Plat Book P, Page 306A). Limits of such right-of-way being a triangle with a height/width of 20 feet and a base/length of 84 feet. Said right-of-way including 0.02 acres more or less.*
2. *The northern half of the public right-of-way of **25 South** along Lot 1 of Pope's Place Minor Subdivision (Plat Book P, Page 84B). Limits of such right-of-way being a rectangle 25 feet in width and 212 feet in length. Said right-of-way including 0.12 acres more or less.*
3. *The western half of the public right-of-way of **300 West** along Woodside South Industrial Park between Lot 7B and Lot 2A (Plat Book P, Page 72B; and Book Q, Page 2C). Limits of such right-of-way being a rectangle 15 feet in width and 4,919 feet in length. Said right-of-way including 1.69 acres more or less.*
4. *The northern half of the public right-of-way of **400 North** between Lot 147 and Lot 94A of Flatrock Park North Major Subdivision (Plat Book H, page 18; Book H, Page 83; and Book O, Page 64) to the intersection with River Road (to the east). Limits of such right-of-way being a rectangle 15 feet in width and 2,337 feet in length. Said right-of-way including 0.80 acres more or less.*
5. *The southern half of the public right-of-way of **450 South** at the intersection with I-65. Limits of such right-of-way being a flag shape, 16 feet wide for 98 feet, then slowly widening over 50 feet to 93 feet wide, for a total length of 148 feet. Said right-of-way including 0.10 acres more or less.*
6. *The northern half of the public right-of-way of **50 North** east of National Road and west of Bullrun, specifically between Lot 4A of The Ridge Replat (Plat Book R, Page 320C) (to the east) and Lot 3 of Otter Plaza Replat (Plat Book R, Page 252D) (to the west). Limits of such right-of-way being 25 feet in width for 912 feet (traveling west), then widening to 65 feet for approximately 150 feet, the*


public right-of-way then curves south bisecting the existing city limits, ending in a point, for a total length of 1,309 feet. Said right-of-way including 0.95 acres more or less.

7. The northern half of the public right-of-way of **500 North** between 25 East (to the west) and Marr Road (to the east) along Parent Tract 1A of the Columbus Municipal Airport Administrative Subdivision (Plat Book R, Page 397C), including the triangle intersection of 500 North and River Road, with the area crossing River Road being a line perpendicular to the existing right-of-way. Limits of such right-of-way being 15 feet in width for 6,246 feet until the intersection with River Road creating a triangle with a base of 1,799 feet and height of 425 feet. Said right-of-way including 8.02 acres more or less.
8. The northern half of the public right-of-way of **Carlos Folger Road** between Lot 7 of Cornerstone Commercial West Major Subdivision Eighth Replat (Plat Book R, Page 346B) (to the east), north to 325 West, and then south to the intersection with State Road 46 (to the west). Limits of such right-of-way being 20 feet in width for 3,169 feet in length, widening to 153 feet at the intersection of State Road 46. Said right-of-way including 1.97 acres more or less.
9. The eastern half of the public right-of-way of **Carr Hill Court** between Carr Hill Road (to the south) and Carr Hill Road (to the north) along Administrative Lot 1 of Tipton Lakes-Carr Hill Court Administrative Subdivision (Plat Book R, Page 354D). Limits of such right-of-way being a rectangle 19 feet in width and 80 feet in length. Said right-of-way including 0.03 acres more or less.
10. All of the public right-of-way of **Carr Hill Road** between Carr Hill Court (to the west) and Canyon Oak Lane (to the east), specifically along Lot 26 of Oak Ridge Major Subdivision—Phase 1 (Plat Book R, Page 357A) and Parent Tract 2C of Oak Ridge Major Subdivision—Phase 3 (Plat Book S, Page 50D). Limits of such right-of-way being a rectangle 40 feet in width and 210 feet in length. Said right-of-way including 0.19 acres more or less.
11. The southern half of the public right-of-way of **Carr Hill Road** between Tipton Pointe Court (to the west) and Carr Hill Court (to the east), specifically along Parent Tract 1A and Admin Lot 1 of Sandlin Administrative Subdivision (Plat Book S, Page 74C), and along Lot 1 and Lot 2 of Carr Hill Road Minor Plat (Plat Book I, Page 50), and unplatted ground to the intersection of Carr Hill Court. Limits of such right-of-way being 15 feet wide along the Sandlin Administrative Subdivision, then widening to 25 feet in width along the Carr Hill Road Minor Plat, then back down to 15 feet along the remaining ground, and ending in a point with the intersection of Carr Hill Court, totaling 2,337 feet in length. Said right-of-way including 0.80 acres more or less.
12. The southern half of the public right-of-way of **Carr Hill Road** along Block E Dam Common Area of Westlake Hills Major Subdivision (Plat Book R, Page 98C). Limits of such right-of-way being a rectangle 15 feet in width and 431 feet in length. Said right-of-way including 0.15 acres more or less.
13. The southern half of the public right-of-way of **Carr Hill Road** along the western portion of Lot 6 of Tipton Lakes - Southwest Administrative Subdivision (Plat Book R, Page 207B). Limits of such right-of-way being a rectangle 15 feet in width and 95 feet in length. Said right-of-way including 0.03 acres more or less.
14. All of the **unnamed public right-of-way** north of Jonathan Moore Pike (State Road 46) near Carr Hill Road, specifically north of Lot 1 of the Old Columbus Holiday Inn Replat (Plat Book N, Page 120), north of Lot 1D of the Marathon Petroleum Co. Resubdivision of Lots 1A & 1B (Plat Book Q, Page 226C), north of Tract B of Suhre Addition (Plat Book G, Page 19), and north of Lot 2 of the O'Connor/Weber Commercial Plat (Plat Book Q, Page 214D). Limits of such irregular shaped right-of-way being between 46 and 339 feet in width for a total length of 1,699 feet. The typical width being 120 feet along paved areas and 46 feet in width where no road is present. Said right-of-way including 3.26 acres more or less.
15. The northern half of the public right-of-way of **Goeller Boulevard** between Tipton Lakes Boulevard

- (to the west) and Lot 1A of the Traditions of Columbus Administrative Subdivision (Plat Book S, Page 69C) (to the east). Limits of such right-of-way being a rectangle between 9 feet and 32 feet in width and 808 feet in length. Said right-of-way including 0.48 acres more or less.
16. The southern half of the public right-of-way of **Goeller Road** between Westcreek Drive (to the east) and 475 West (to the west), specifically along Lot 1, Lot 4, and Lot 5 of Lexington Green (Plat Book I, Page 30). The western limit aligning with the existing corporate limits to the north, being the western edge of Spring Hill Lake Major Subdivision (Plat Book R, Page 309C). Limits of such right-of-way being a rectangle 35 feet in width and 1,544 feet in length. Said right-of-way including 1.24 acres more or less.
 17. The northern half of the public right-of-way of **Goeller Road** between Channel Drive (to the west) and Stonehaven Lane (to the east), specifically along Lot 3, Lot 1A, and Lot 2 of Ben Pence Minor Subdivision (Plat Book R, Page 282A) and Ben Pence Administrative Subdivision (Plat Book P, Page 188B), and including along unplatted ground at 5420 West Goeller Road. Limits of such right-of-way being 55 feet in width along Lot 3 and 15 feet in width the remaining length, for a total length of 1,899 feet. Said right-of-way including 0.73 acres more or less.
 18. The northern half of the public right-of-way of **Goeller Road** between Stonehaven Lane (to the west) and 350 West (to the east), specifically along Lot 1A of Graham Administrative Subdivision Replat (Plat Book R, Page 296A). Limits of such right-of-way being a rectangle 15 feet in width and 413 feet in length. Said right-of-way including 0.14 acres more or less.
 19. All of the public right-of-way of **I-65** along Lot 2A of Woodside South Industrial Park 1st Replat (Plat Book P, Page 72B). Limits of such right-of-way being a rectangle 203 feet in width and 913 feet in length. Said right-of-way including 4.25 acres more or less.
 20. All of the public right-of-way of **Johnathan Moore Pike** between 500 West (to the west) and Tipton Lakes Boulevard (to the east), specifically along Lot 1A of Tipton Lakes Westside Administrative Subdivision 2nd Replat (Plat Book R, Page 236A). Limits of such right-of-way being a rectangle 104 feet in width and 520 feet in length. Said right-of-way including 1.24 acres more or less.
 21. The northern half of the public right-of-way of **Lowell Road** between 200 West (to the west) and Carter Crossing Boulevard (to the east), specifically along Lot 1 of J Carter Minor Subdivision (Plat Book R, Page 303D), including the triangle of additional right-of-way purchased by the City in March of 2023. The western limit aligning with the existing corporate limits to the south, being the western edge of the 200 West right-of-way. Limits of such right-of-way being 20 feet in width for 519 feet (starting at 200 West going east), then slowly widening over 31 feet to a width of 43 feet, for a total length of 550 feet. Said right-of-way including 0.25 acres more or less.
 22. The northern half of the public right-of-way of the **Marr Road/Sawin Drive intersection**, specifically along Sycamore Bend Section 2 & 3 (Plat Book R, Page 147A; Plat Book R, Page 343D), and the Strietelmeier Administrative Subdivision (Plat Book P, Page 197A). Limits of such right-of-way typically being between 13 feet to 52 feet in width; from Marr Road going west, a width of 50 feet narrowing down to a point over 926 feet; from Marr Road going east, a width of 52 feet narrowing down to 13 feet in width over 952 feet; for a total length of 1,878 feet. Said right-of-way including 1.70 acres more or less.
 23. The northern half of the public right-of-way of **McKinley Avenue** between Cambridge Court (to the west) and Block 3 of Flora Strietelmeier Minor Plat (P/207B) (to the east), specifically along Steinhurst Manor Amended (Plat Book H, Page 40). Limits of such right-of-way being a rectangle 15 feet in width and 297 feet in length. Said right-of-way including 0.10 acres more or less.
 24. The southern half of the public right-of-way of **McKinley Avenue** along Block 3 of Flora Strietelmeier Minor Plat (P/207B). Limits of such right-of-way being a rectangle 15 feet in width and 629 feet in length. Said right-of-way including 0.22 acres more or less.

25. The northern half of the public right-of-way of **National Road** between Taylor Road/10th Street (to the northwest) and 50 North (to the southeast), including a portion of Taylor Road at this the intersection. Limits of such right-of-way being 1,517 feet in length ranging between 28 to 106 feet in width, creating the shape of a backwards seven. Starting from the southern edge at 37 feet in width, widening to 106 feet, then down to 41 feet, then back up to 54 feet, at which point the southern line shifts north with a width at 28 feet, from there narrowing down to 8 feet, lastly widening to 198 feet adjoining Taylor Road. Said right-of-way including 2.21 acres more or less.
26. The western half of the public right-of-way of **River Road** between 400 North (to the south) and 25 E (to the north), specifically along Parent Tract 1A of the Columbus Municipal Airport Administrative Subdivision (Plat Book R, Page 397C). Limits of such right-of-way being a rectangle 15 feet in width and 4,150 feet in length. Said right-of-way including 1.43 acres more or less.
27. The western half of the public right-of-way of Marr Road between Station Drive (to the north) and Rocky Ford Road (to the south), along the **intersection of Marr Road and Rocky Ford Road.**, Limits of such right-of-way being 1,479 feet in length ranging between 77 to 437 feet in width, creating the shape of a backwards "C". Starting from the southern edge at 437 feet in width for 49 feet (measuring north), then 340 feet in width over 221 feet in height, then narrowed down to 77 feet for 1,076 feet, then widening to 246 feet for the remaining 180 feet. Said right-of-way including 5.24 acres more or less. Further, **Lot 1 of the Community Church Minor Plat** (Plat Book R, Page 25D).
28. The northern half of the public right-of-way of **Sawin Drive** along the Villas of Stonecrest Major Subdivision Section 3 (Plat Book R, Page 264B), specifically along Common Areas P & Q. Limits of such right-of-way being a rectangle 15 feet in width and 2,337 feet in length. Said right-of-way including 0.80 acres more or less.
29. All of the public right-of-way of **State Street** south of Fairview Drive along Lot 1 of R & M Warehouse Minor Plat (Plat Book J, Page 100). Limits of such right-of-way being 432 feet in length and 86 feet in width, measured perpendicular to the road. Said right-of-way including 0.61 acres more or less.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 14th DAY OF
FEBRUARY, 2024 BY A VOTE OF 9 IN FAVOR AND 0 OPPOSED.


Michael Kinder, President

ATTEST:


Laura Garrett, Secretary

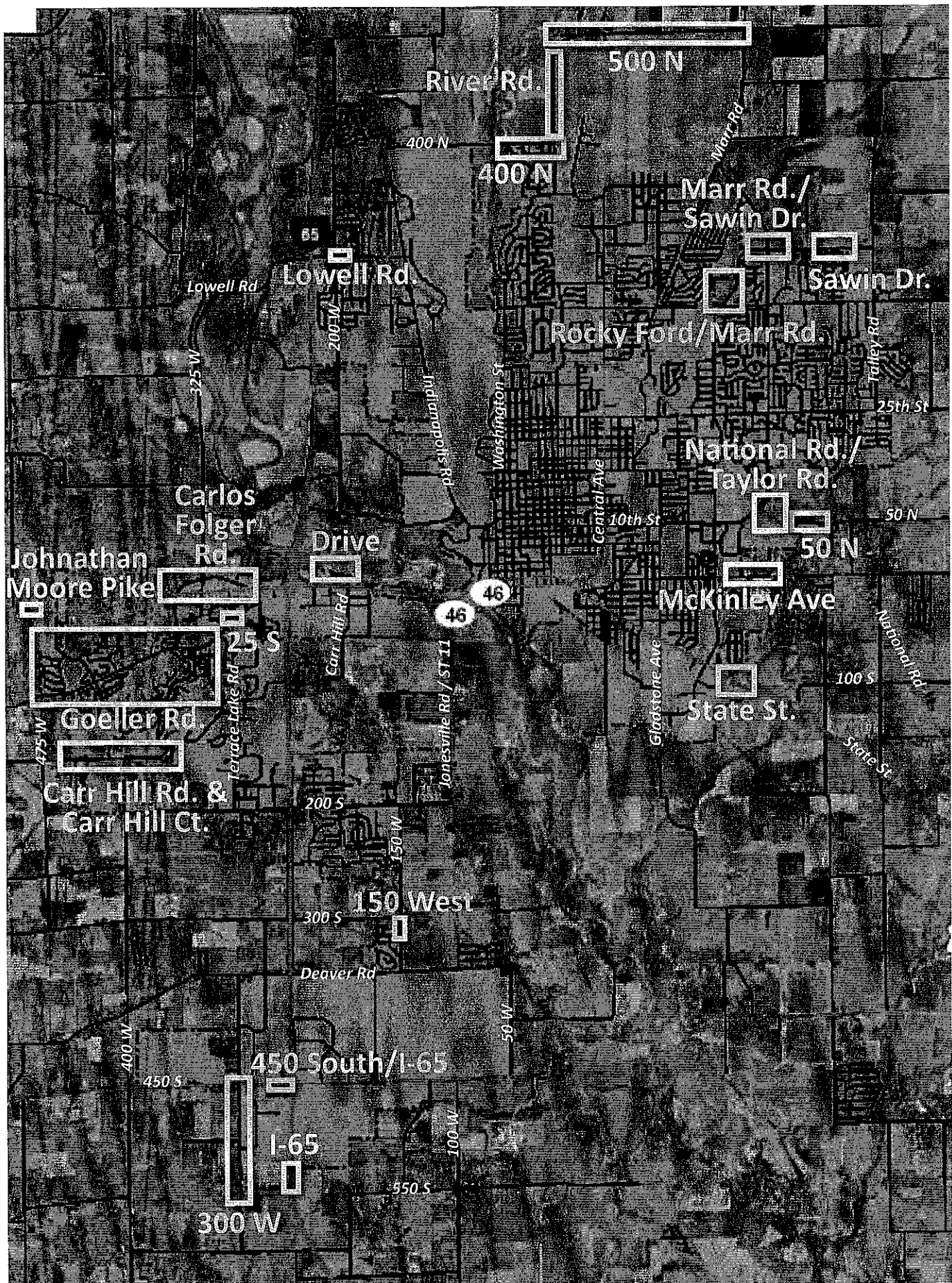
ANX-2024-001 (City of Columbus Right-of-Way Annexation): Summary Table

Areas to be Annexed	# of Streets	Street Name	Change in Service Per Linear Miles of Road		Location of Right-of-Way Proposed to be Annexed			Contiguity (Min. 12.5%)	Approximate Area		
			Status	Miles	Portion	Closest Streets	Township		Council District	(Sq. Ft.)	(Acres) by Street
1	1	150 West	Right-of-Way only	0	East 1/2	Between 300 South (N) and Wrenwood Drive (S)	Wayne	District #2	44%	837	0.02
2	2	25 South	Clarifying Maintenance	0.04	North 1/2	Near the intersection with Goeller Boulevard	Columbus	District #2	50%	5,300	0.12
3	3	300 West	Additional Maintenance & Snow Removal	0.93	West 1/2	South of 450 South, along Woodside South Industrial Park	Wayne	District #2	50%	73,785	1.69
4	4	400 North	Clarifying Maintenance	0.44	North 1/2	Between River Road (E) and the Flatrock River (W)	Columbus/Flatrock	District #5	50%	35,055	0.80
5	5	450 South/1-65 Intersection	State Road, no change	0	South 1/2	Southwest corner of the intersection	Wayne	District #2	55%	4,550	0.10
6	6	50 North	Additional Maintenance	0.20	North 1/2	Between National Road (W) and Bull Run (E)	Columbus	District #3	54%	41,368	0.95
7	7	500 North	Additional Maintenance & Snow Removal	1.53	North 1/2	Between 25 East (W) and Marr Road (E)	Flatrock	District #6	49%	349,209	8.02
8	8	Carlos Folger Road	Additional Maintenance	0.60	North 1/2	Between 350 West (W) and Two Mile House Road (E)	Columbus	District #1	51%	85,717	1.97
9	9	Carr Hill Court	Clarifying Maintenance & Snow Removal	0.02	East 1/2	Between Carr Hill Road (S) and Carr Hill Road (N)	Columbus	District #2	60%	1,520	0.03
10	10	Carr Hill Road	Clarifying Maintenance	0.04	Full ROW	Between Carr Hill Court (W) and Canyon Oak Lane (E)	Columbus	District #2	58%	8,400	0.19
11	11	Carr Hill Road	Additional Maintenance	0.44	South 1/2	Between Tipton Point Court (W) and Carr Hill Court (E)	Columbus	District #2	50%	35,055	0.80
12	12	Carr Hill Road (#1)	Additional Maintenance	0.08	South 1/2	Between 475 West (W) and Tipton Pointe Court (E)	Harrison	District #2	48%	6,465	0.15
13	13	Carr Hill Road (#2)	Clarifying Maintenance	0.02	South 1/2	Between 475 West (W) and Tipton Pointe Court (E)	Harrison	District #2	50%	1,425	0.03
14	14	Drive *	Additional Maintenance & Snow Removal	0.16	Full ROW	North of Johnathan Moore Pike between Carr Hill Road (E) and 1-65 (W)	Columbus	District #1	49%	142,220	3.26
15	15	Goeller Boulevard	Additional Maintenance	0.15	North 1/2	Between Tipton Lakes Boulevard (W) and Terrace Lake Road (E)	Columbus	District #2	51%	21,057	0.48
16	16	Goeller Road	Additional Maintenance	0.29	South 1/2	Between 475 West (W) and Westcreek Drive (E)	Harrison	District #2	50%	54,040	1.24
17	17	Goeller Road (#1)	Additional Maintenance	0.36	North 1/2	Between Channel Drive (W) and Southhaven Lane (E)	Columbus	District #2	50%	31,944	0.73
18	18	Goeller Road (#2)	Additional Maintenance	0.08	North 1/2	Between Stonehaven Lane (W) and 350 West (E)	Columbus	District #2	52%	6,195	0.14
19	19	1-65	State Road, no change	0	Full ROW	South of 450 South, along Woodside South Industrial Park	Wayne	District #2	50%	135,339	4.25
20	20	Johnathan Moore Pike (State Road 46)	State Road, no change	0	Full ROW	Between 500 West (W) and Belmont Drive (E)	Harrison	District #2	50%	54,080	1.24
21	21	Lowell Road	Right-of-Way only	0	North 1/2	Between 200 West (W) and Carter Crossing Boulevard (E)	Columbus	District #5	51%	21,003	0.25
22	22	Marr Road/Sawin Drive Intersection	Clarifying Maintenance	0.36	North 1/2	North side of the intersection of Marr Road and Sawin Drive	Columbus	District #4	50%	74,069	1.70
23	23	McKinley Ave (#1)	Additional Snow Removal	0.06	North 1/2	Between Marr Road (W) and Clifty Creek (E)	Columbus	District #1	50%	4,455	0.10
24	24	McKinley Ave (#2)	Right-of-Way only (no street built)	0	South 1/2	Between Marr Road (W) and Clifty Creek (E)	Columbus	District #3	49%	9,435	0.22
25	25	National Rd/Taylor Rd Intersection	State Road, no change	0	North 1/2	Between Taylor Road (NW) and 50 N (SE)	Columbus	District #3	51%	96,061	2.21
26	26	River Road	Additional Maintenance & Snow Removal	0.79	West 1/2	Between 400 North (S) and 23E (N)	Flatrock	District #6	50%	62,250	1.43
27	27	Rocky Ford Rd/Marr Rd Intersection	Right-of-Way & City Property	0	West 1/2	Between Rocky Ford Road (S) and Station Drive (N)	Columbus	District #6	56%	338,073	7.76
28	28	Sawin Drive	Right-of-Way only	0	North 1/2	Between Talley Road (E) and Highway Way (W)	Columbus	District #4	49%	19,485	0.48
29	29	State Street (State Road 46)	State Road, no change	0	Full ROW	Between Fairview Drive (NW) and Clifty Creek (SE)	Columbus	District #1	54%	26,781	0.61
		Total Area to be Annexed								1,785,173	40.97
										Square Feet	Acres

* Drive is currently a State Road, but INDOT is working on relinquishing it to the City.

Clarifying & Additional Maintenance & Repair (City Engineering): 6.47 Linear Miles
 Additional Area for Snow Removal (Public Works): 3.42 Linear Miles
 Total Miles of Road in the City (measured along centerline): 265 Linear Miles

ANX-2024-001 (City of Columbus Right-of-Way Annexation): Summary Map



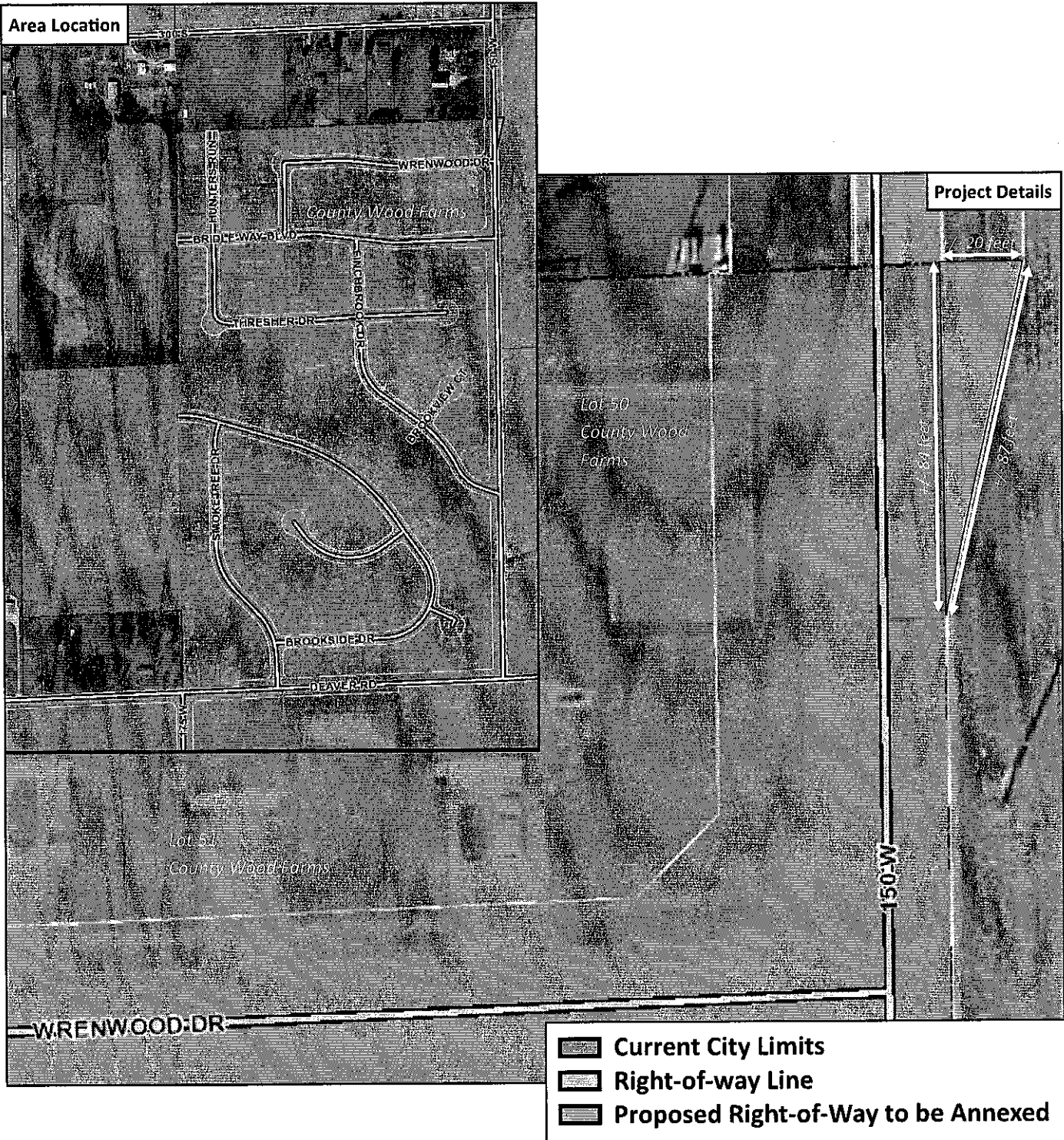
ANX-2024-001 (City of Columbus Right-of-Way Annexation): Profile Sheets

Street Name: 150 West

Location: 150 West north of Wrenwood Drive, specifically along Lot 50 of Country Wood Farms Section 1 & 2 (Plat Book P, Page 306A).

North/South Measurement: +/- 84 feet **East/West Measurement:** +/- 20 feet (widest)

Total Area: +/- 837 square feet OR +/- 0.02 acres

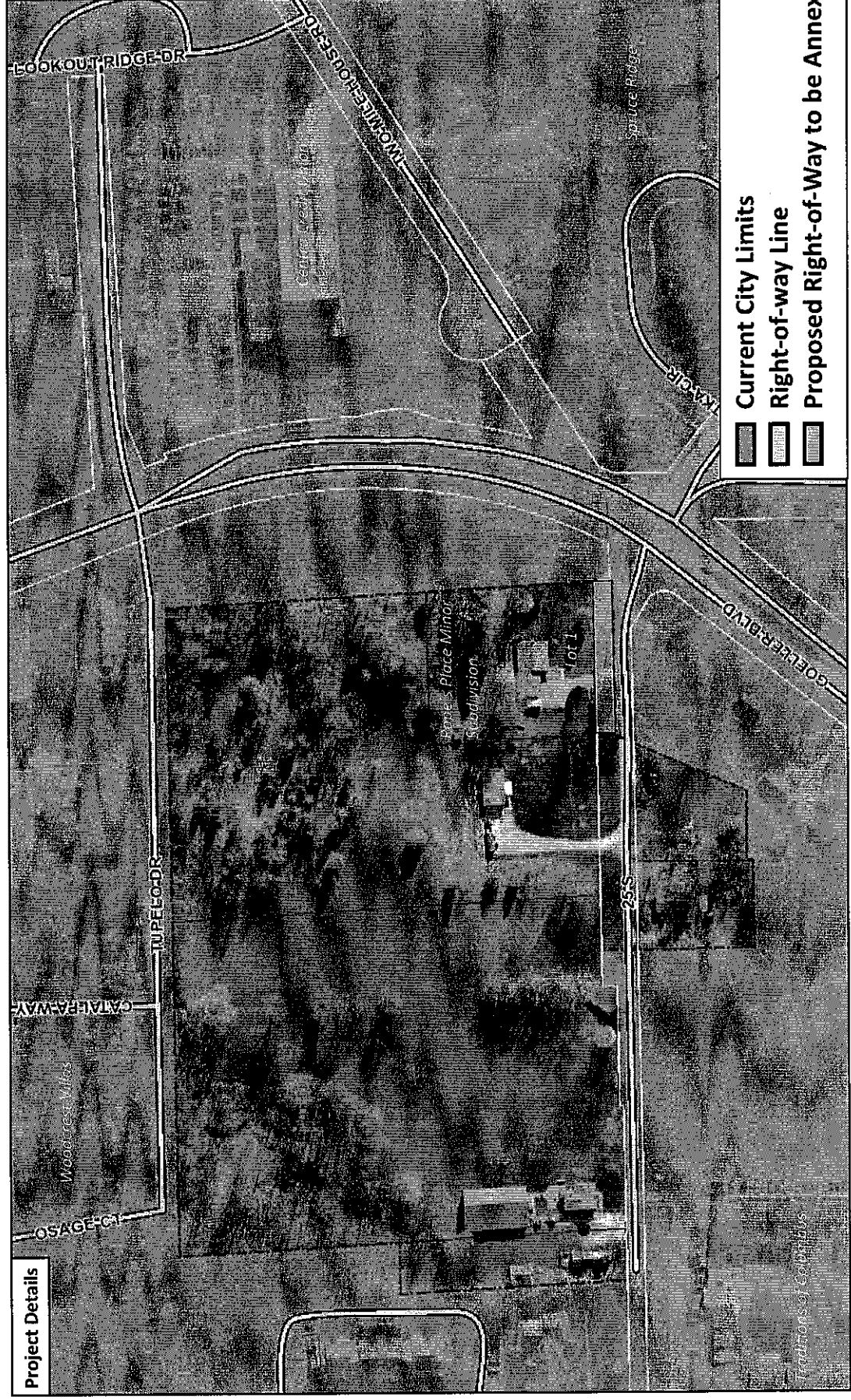


Street Name: 25 South

Location: The northern half of 25 South along Lot 1 of Pope's Place Minor Subdivision (Plat Book P, Page 84B).

North/South Measurement: +/- 25 feet **East/West Measurement:** +/- 212 feet

Total Area: +/- 5,300 square feet OR +/- 0.12 acres

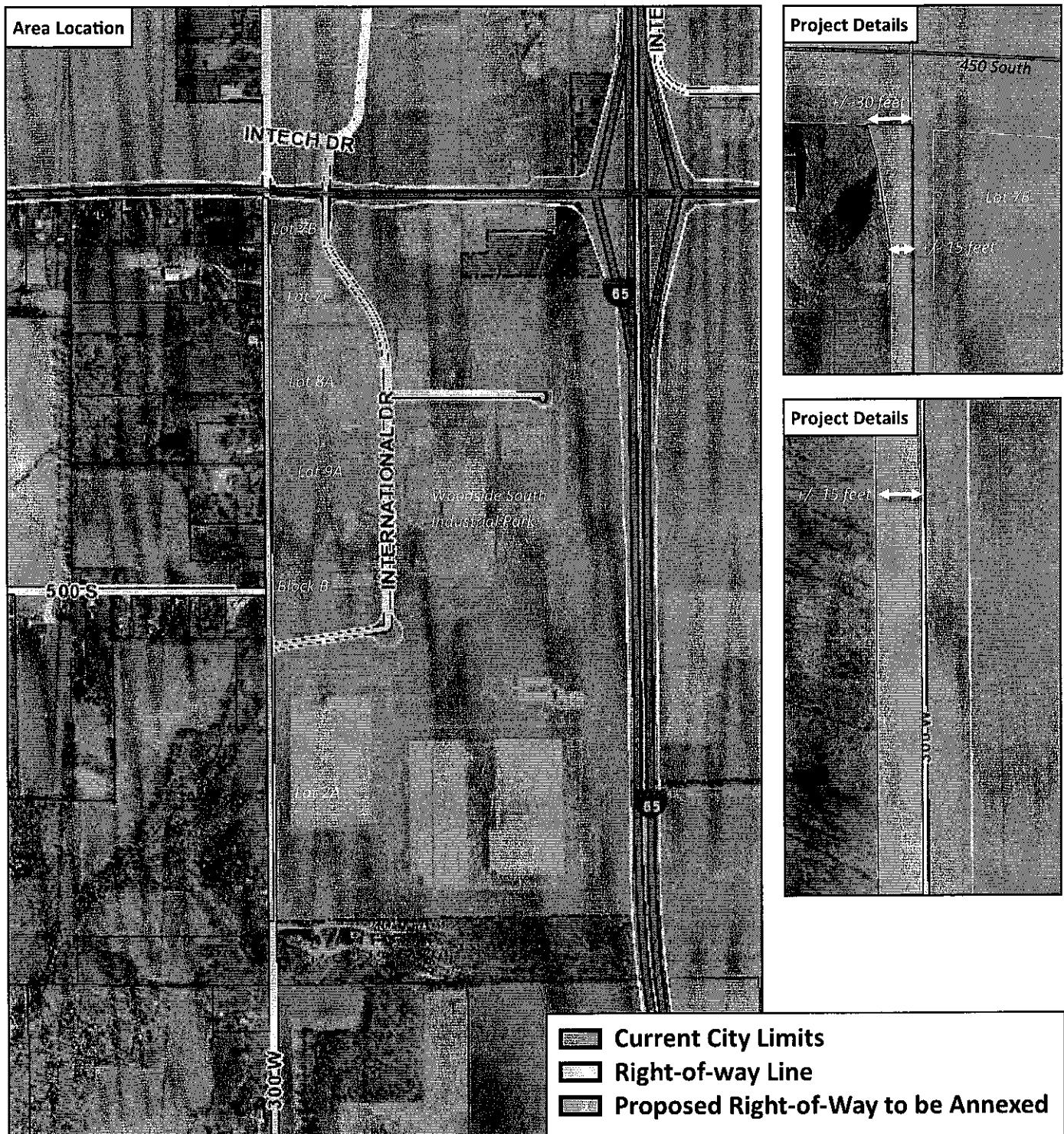


Street Name: 300 West

Location: The western half of 300 West along Woodside South Industrial Park between Lot 7B and Lot 2A (Plat Book P, Page 72B; and Book Q, Page 2C).

North/South Measurement: +/- 4,919 feet East/West Measurement: +/- 15 feet

Total Area: +/- 73,785 square feet OR +/- 1.69 acres

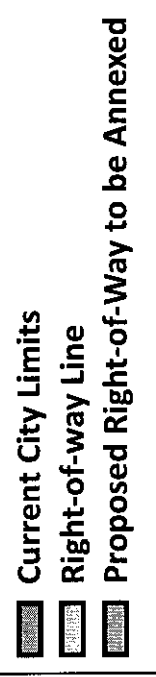
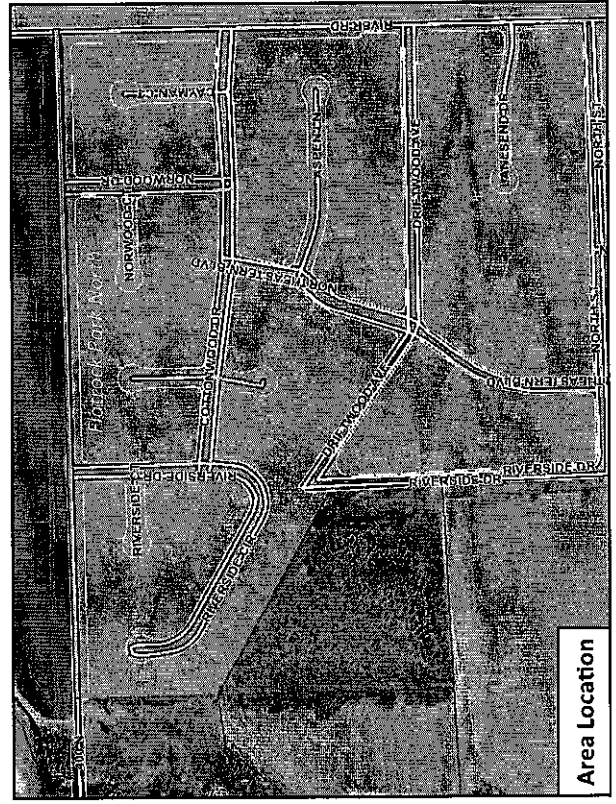
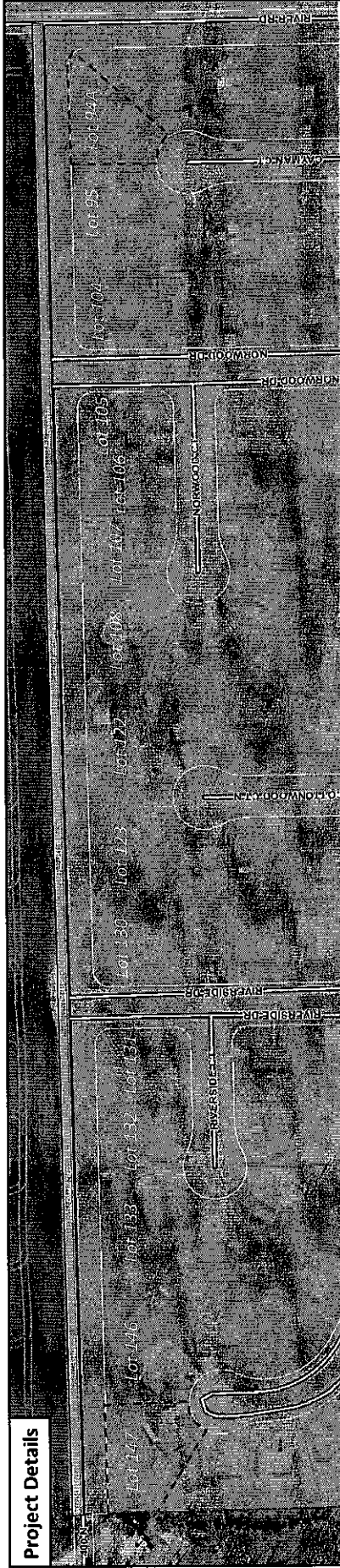


Street Name: 400 North

Location: The northern half of 400 North between Lot 147 and Lot 94A of Flatrock Park North Major Subdivision (Plat Book H, page 18; Book H, Page 83; and Book O, Page 64) to the intersection with River Road (to the east).

North/South Measurement: +/- 15 feet **East/West Measurement:** +/- 2,337 feet

Total Area: +/- 35,055 square feet OR +/- 0.80 acres

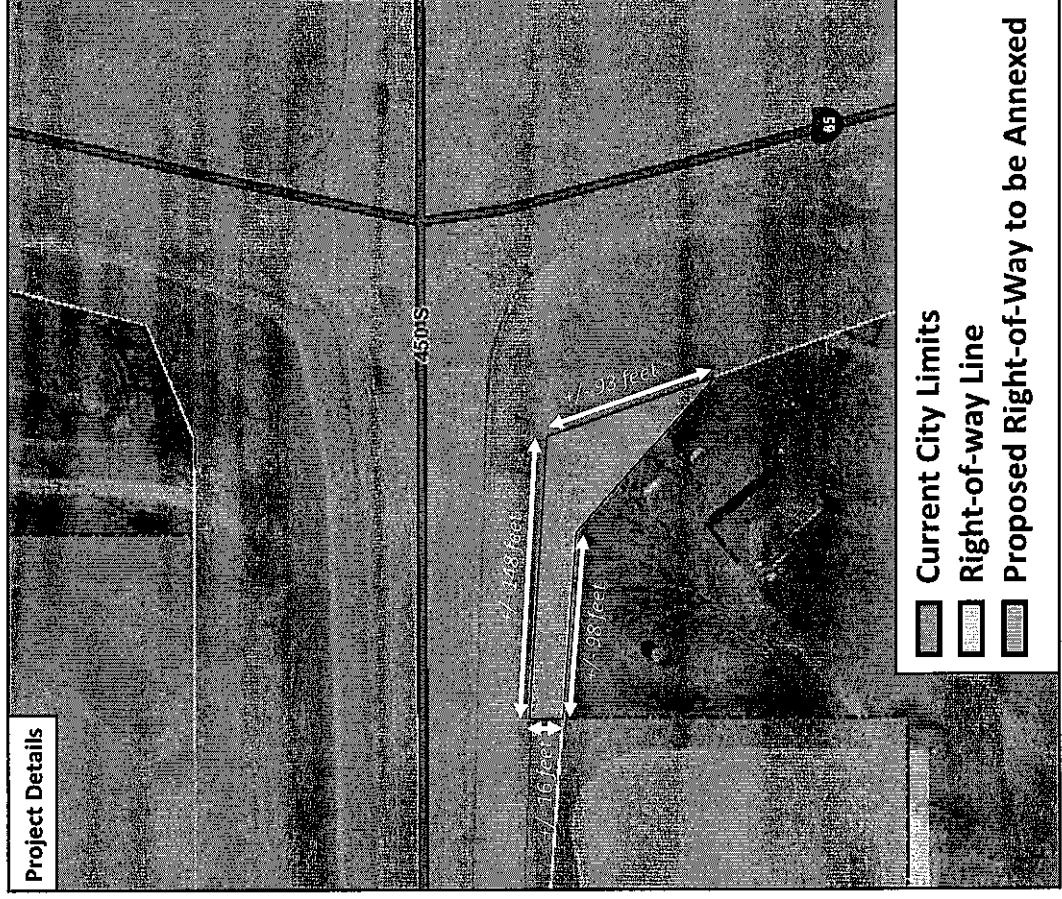
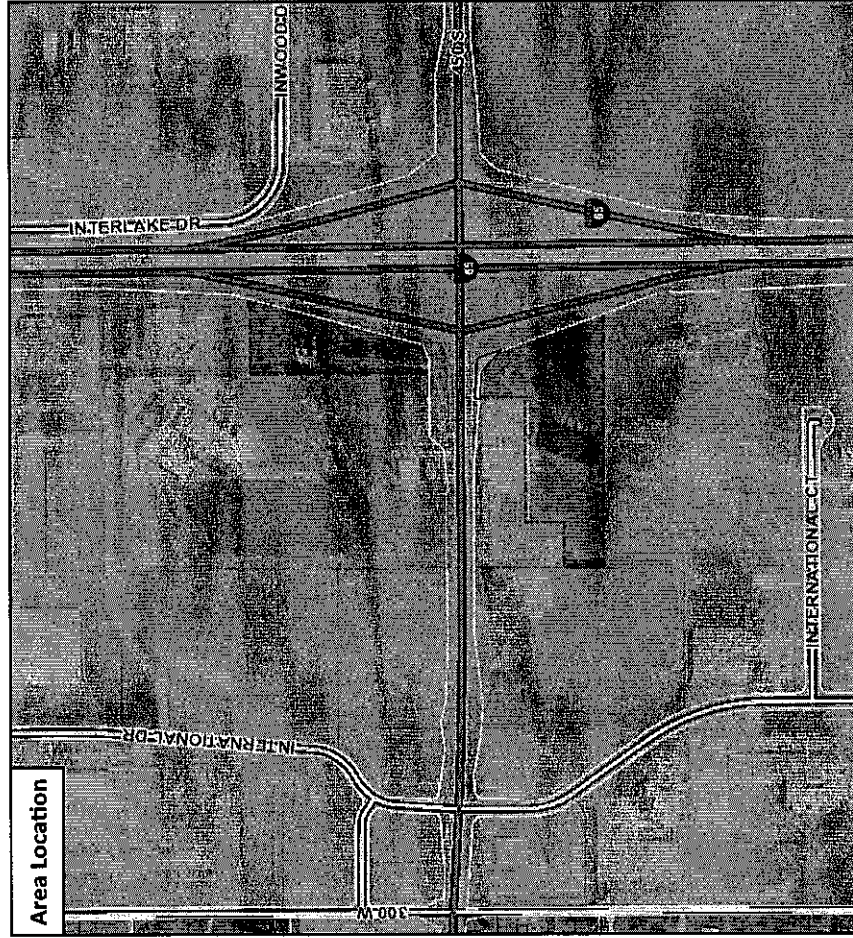


Street Name: 450 South/I-65 Intersection

Location: The southern half of 450 South at the intersection with I-65.

North/South Measurement: +/- 16 feet (narrowest), +/- 93 feet (widest) **East/West Measurement:** +/- 148 feet

Total Area: +/- 4,550 square feet OR +/- 0.10 acres

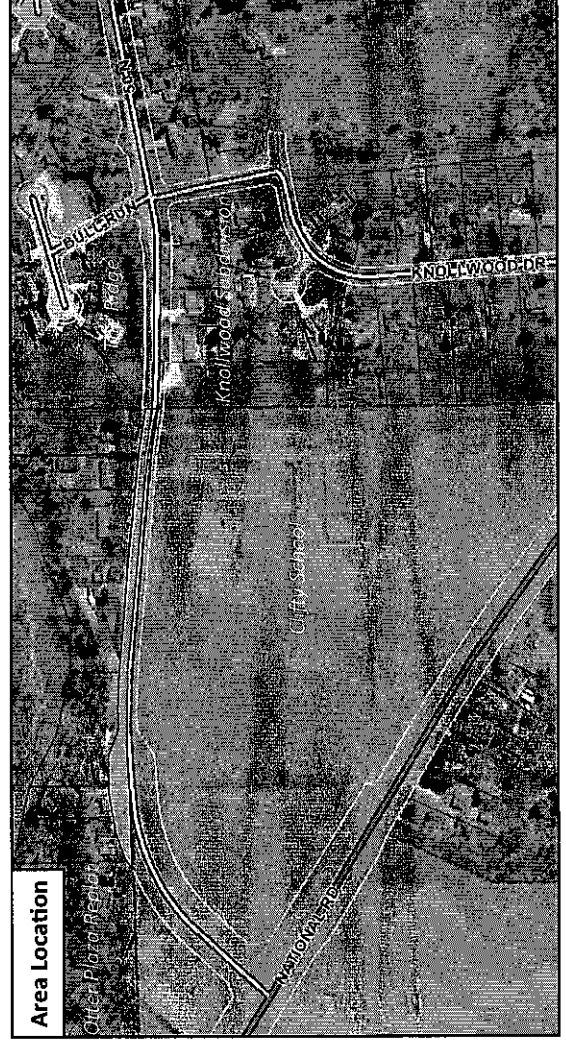
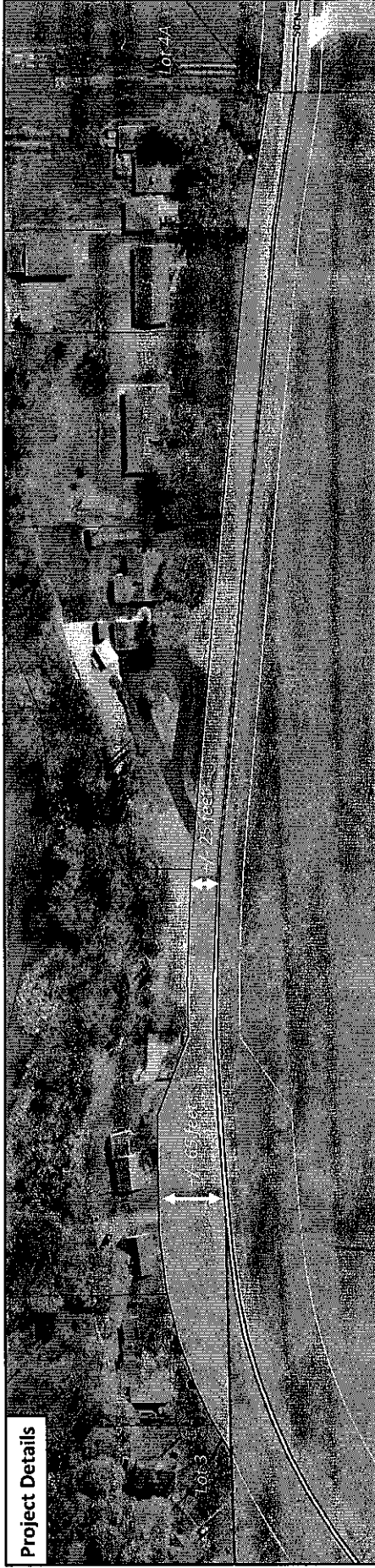





Street Name: 50 North

Location: The northern half of 50 North east of National Road and west of Bullrun, specifically between Lot 3 of Otter Plaza Replat (Plat Book R, Page 252D) and Lot 4A of The Ridge Replat (Plat Book R, Page 320C).

North/South Measurement: +/- 25 feet (narrowest), +/- 65 feet (widest) **East/West Measurement:** +/- 1,309 feet

Total Area: +/- 41,368 square feet OR +/- 0.95 acres



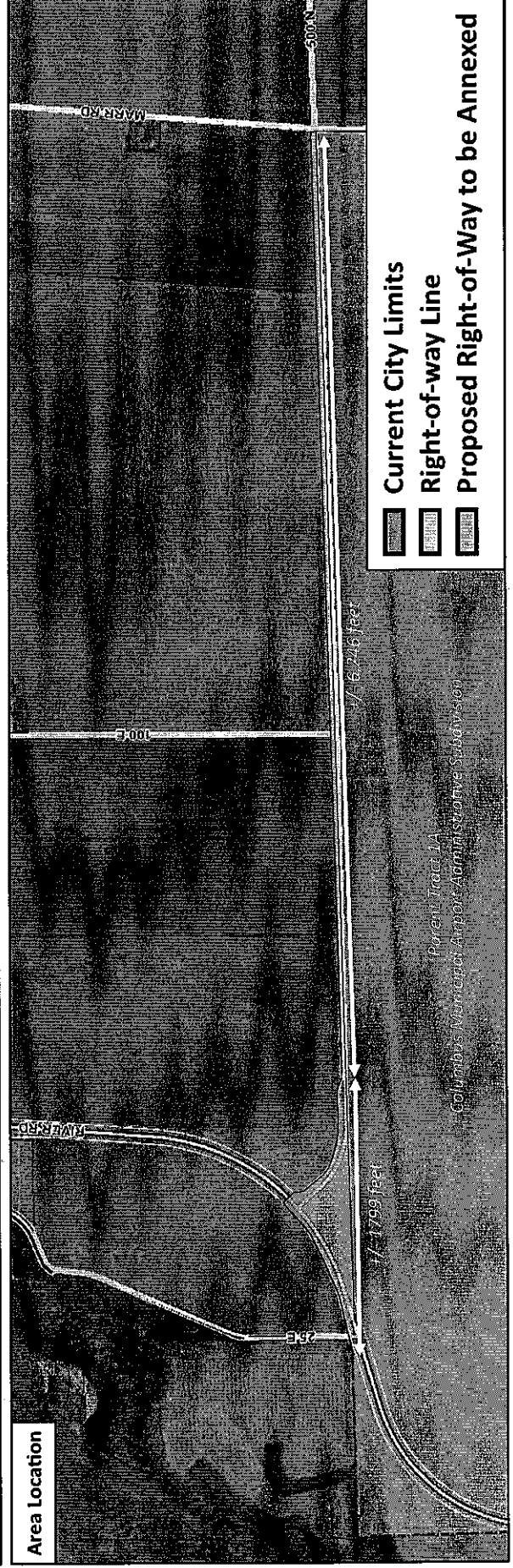
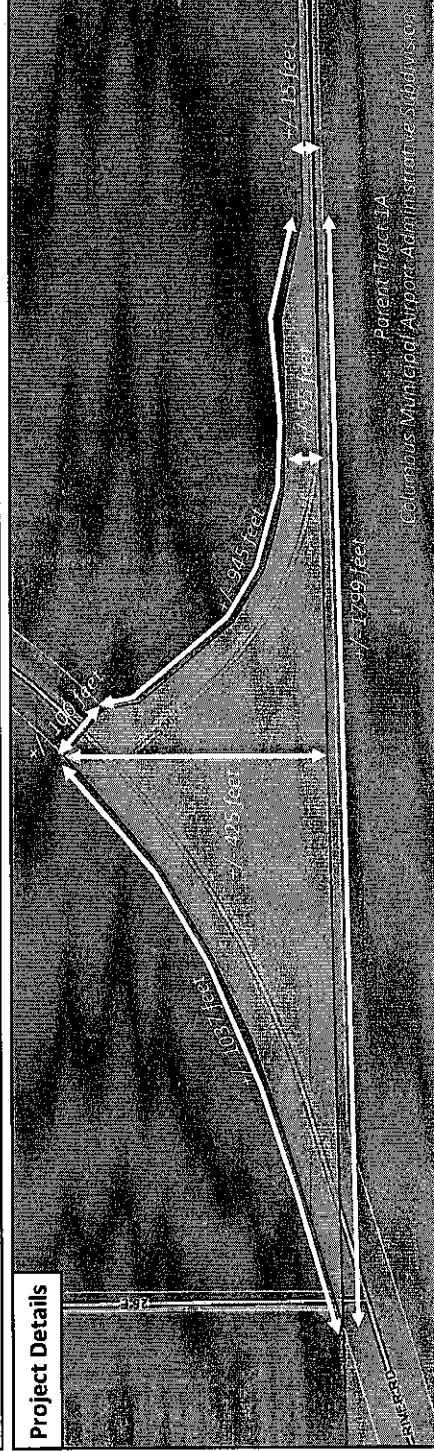
-  Current City Limits
-  Right-of-way Line
-  Proposed Right-of-Way to be Annexed

Street Name: 500 North

Location: The northern half of 500 North between 25 East (to the west) and Marr Road (to the east) along Parent Tract 1A of the Columbus Municipal Airport Administrative Subdivision (Plat Book R, Page 397C), including the triangle intersection of 500 North and River Road, with the area crossing River Road being a line perpendicular to the existing right-of-way.

North/South Measurement: +/- 15 feet (narrowest), +/- 425 feet (widest) **East/West Measurement:** +/- 8,045 feet

Total Area: +/- 349,209 square feet OR +/- 8.02 acres

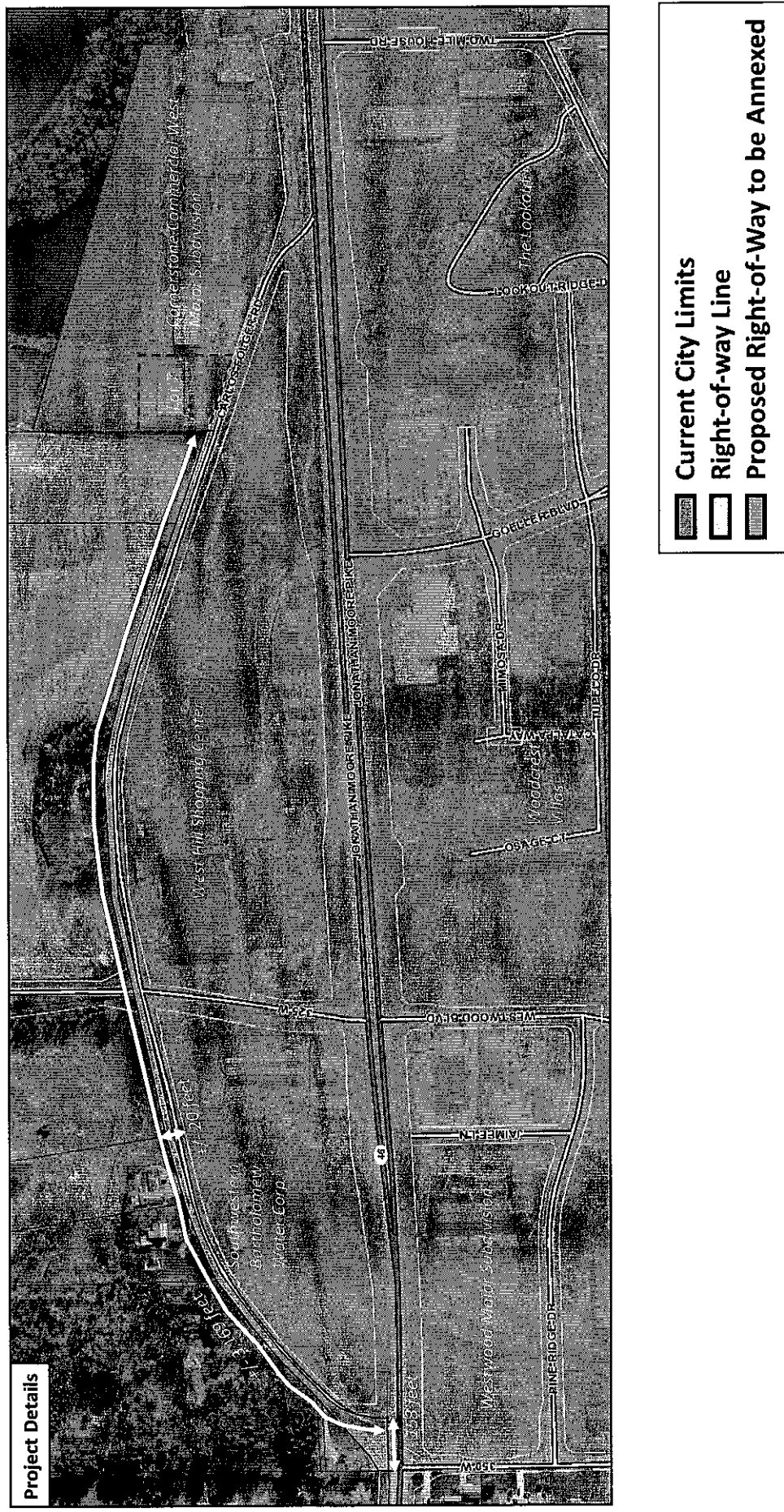


Street Name: Carlos Folger Road

Location: The northern half of Carlos Folger Road between Lot 7 of Cornerstone Commercial West Major Subdivision Eighth Replat (Plat Book R, Page 346B) (to the east), north to 325 West, and then south to the intersection with State Road 46 (to the west).

North/South Measurement (Width): +/- 20 feet (perpendicular to road)	East/West Measurement (Length): +/- 3,169 feet

Total Area: +/- 85,717 square feet OR +/- 1.97 acres



Street Name: Carr Hill Court

Location #1: The eastern half of Carr Hill Court between Carr Hill Road (to the south) and Carr Hill Road (to the north) along Administrative Lot 1 of Tipton Lakes-Carr Hill Court Administrative Subdivision (Plat Book R, Page 354D).

North/South: +/- 80 feet **East/West:** +/- 19 feet **Area:** +/- 1,520 sq.ft. OR +/- 0.03 acres

Street Name: Carr Hill Road

Location #2: Carr Hill Road between Carr Hill Court (to the west) and Canyon Oak Lane (to the east), specifically along Lot 26 of Oak Ridge Major Subdivision–Phase 1 (Plat Book R, Page 357A) and Parent Tract 2C of Oak Ridge Major Subdivision–Phase 3 (Plat Book S, Page 50D).

North/South: +/- 40 feet **East/West:** +/- 210 feet **Area:** +/- 8,400 sq.ft. OR +/- 0.19 acres

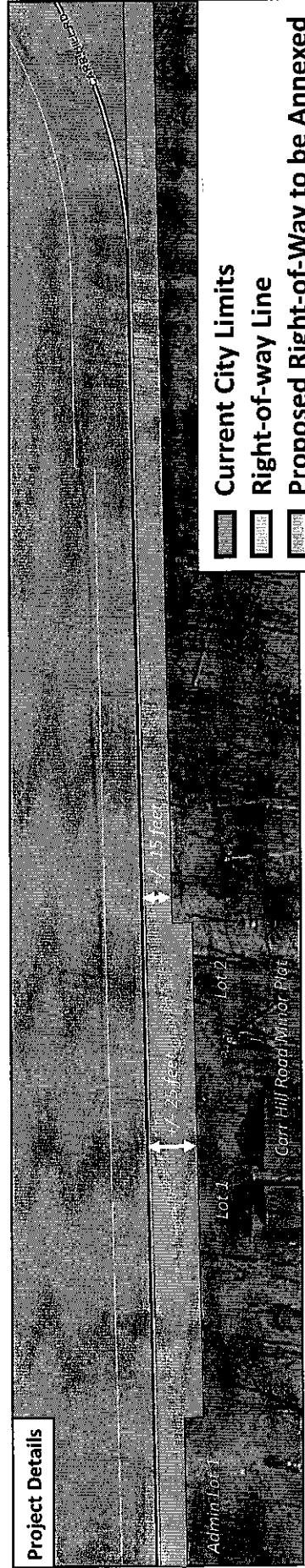
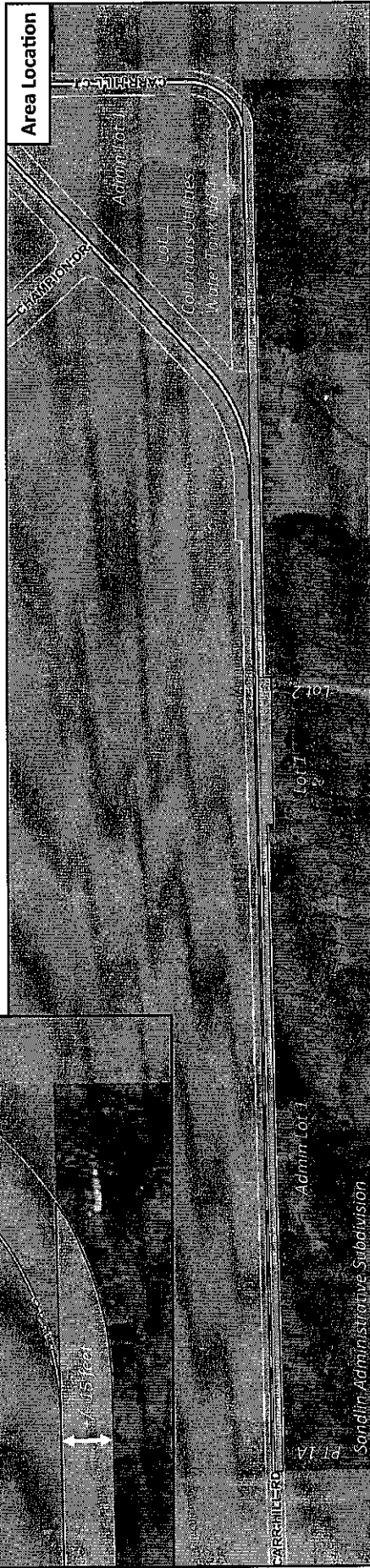
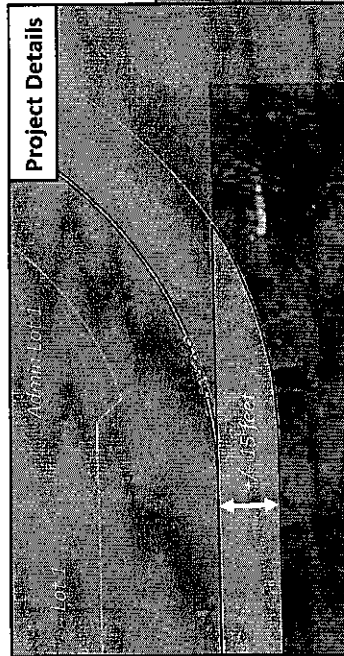


Street Name: Carr Hill Road

Location: The southern half of Carr Hill Road between Tipton Pointe Court (to the west) and Carr Hill Court (to the east), specifically along Parent Tract 1A and Admin Lot 1 of Sandlin Administrative Subdivision (Plat Book S, Page 74C), and along Lot 1 and Lot 2 of Carr Hill Road Minor Plat (Plat Book I, Page 50), and unplatted ground to the intersection of Carr Hill Court.

North/South Measurement: +/- 15 feet (narrowest), +/- 25 feet (widest) **East/West Measurement:** +/- 2,337 feet

Total Area: +/- 35,055 square feet OR +/- 0.80 acres



- Current City Limits
- Right-of-way Line
- Proposed Right-of-Way to be Annexed

Street Name: Carr Hill Road

Location #1: The southern half of Carr Hill Road along Block E Dam Common Area of Westlake Hills Major Subdivision (Plat Book R, Page 98C). **Area:** +/- 6,465 sq.ft.

Location #2: The southern half of Carr Hill Road along the western portion of Lot 6 of Tipton Lakes - Southwest Administrative Subdivision (Plat Book R, Page 207B). **Area:** +/- 1,425 sq.ft.

North/South Measurement: +/- 15 feet **East/West Measurement (#1):** +/- 431 feet **East/West Measurement (#2):** +/- 95 feet

Total Area Along Carr Hill Road: +/- 7,890 square feet OR +/- 0.18 acres



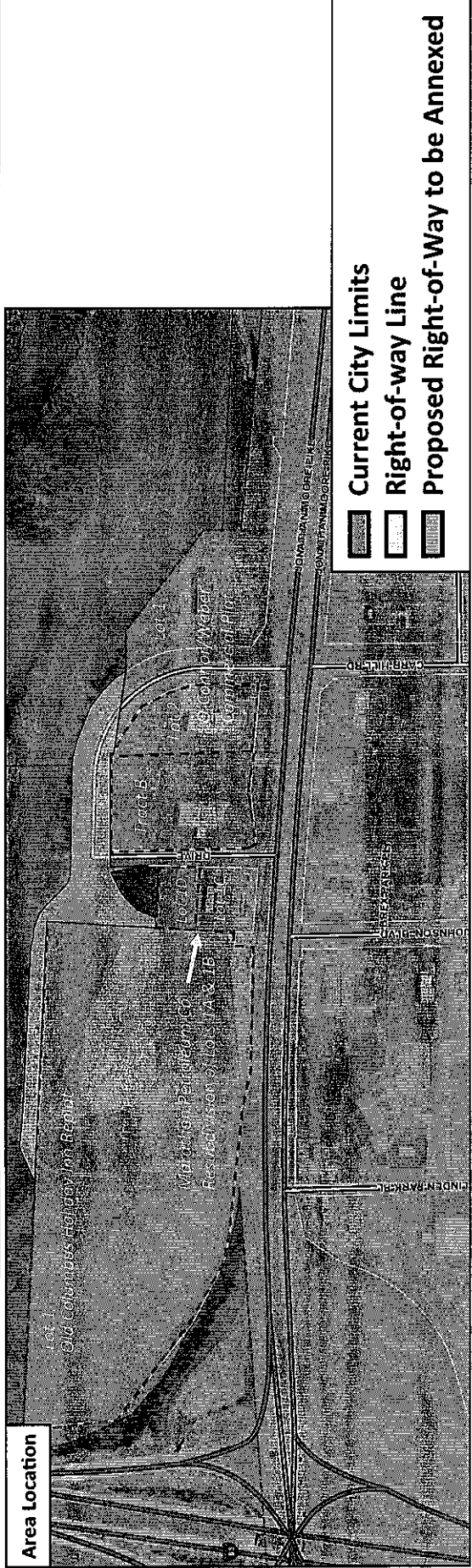
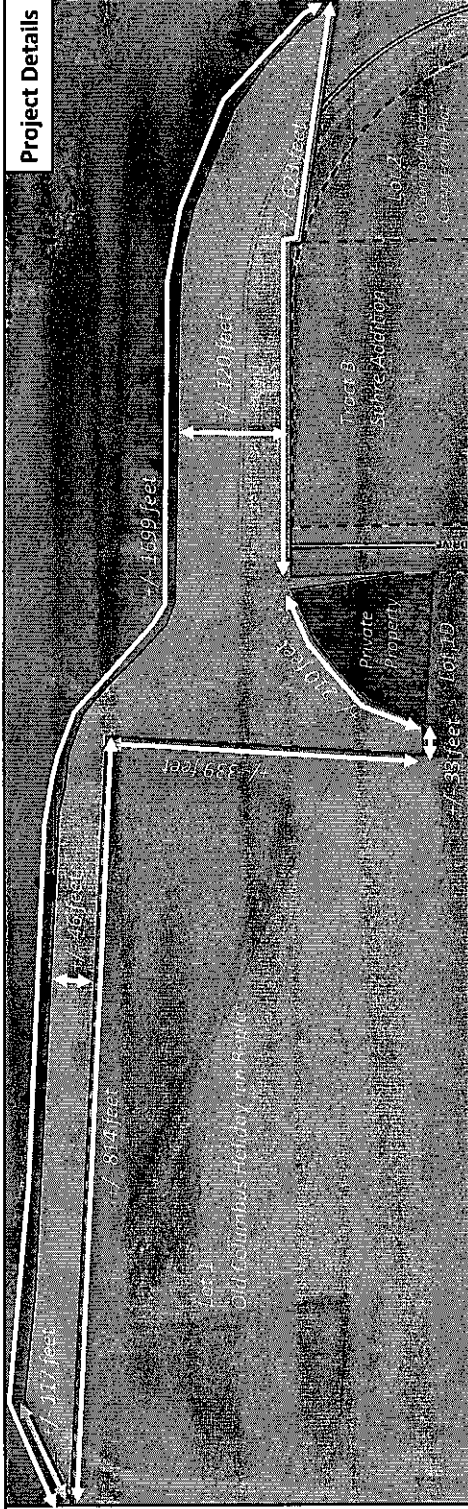
Street Name: Drive

Location: The INDOT right-of-way north of Jonathan Moore Pike (State Road 46) near Carr Hill Road, specifically north of Lot 1 of the Old Columbus Holiday Inn Replat (Plat Book N, Page 120), north of Lot 1D of the Marathon Petroleum Co. Resubdivision of Lots 1A & 1B (Plat Book Q, Page 226C), north of Tract B of Suhre Addition (Plat Book G, Page 19), and north of Lot 2 of the O'Connor/Weber Commercial Plat (Plat Book Q, Page 214D).

North/South Measurement: +/- 46 feet (narrowest), +/- 339 feet (widest)

East/West Measurement: +/- 1699 feet

Total Area: +/- 142,220 square feet OR +/- 3.26 acres



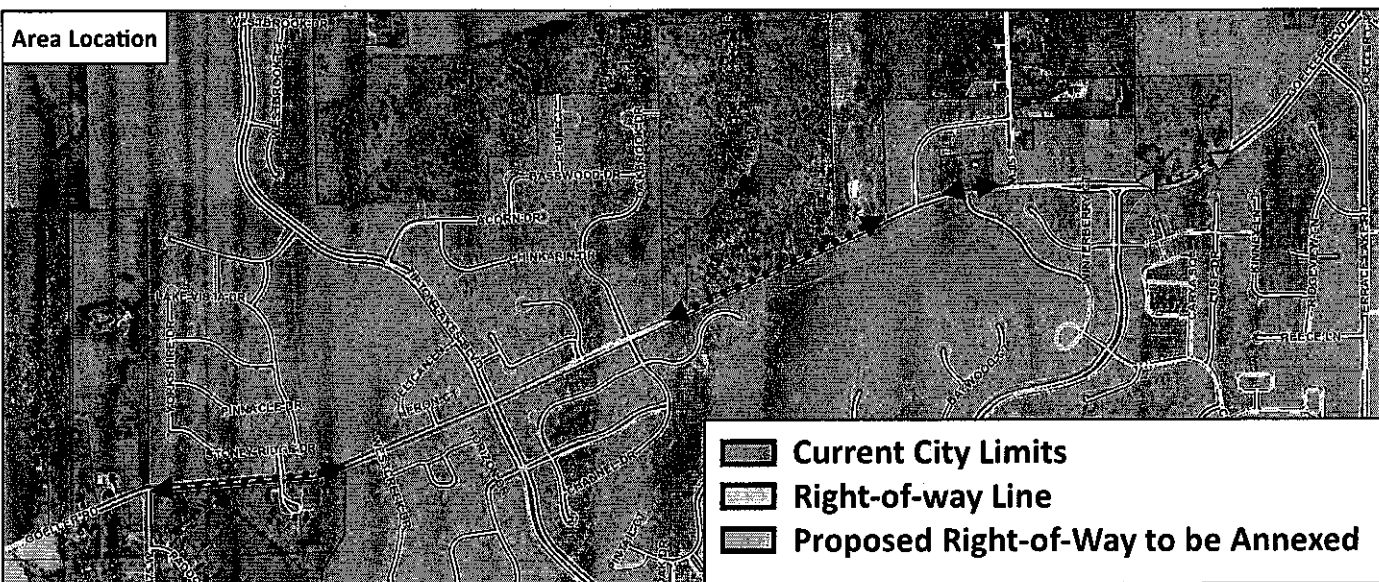
Street Name: Goeller Boulevard

Location: The northern half of Goeller Boulevard between Tipton Lakes Boulevard (to the west) and Lot 1A of the Traditions of Columbus Administrative Subdivision (Plat Book S, Page 69C) (to the east).

North/South Measurement: +/- 9 feet (narrowest), +/- 32 feet (widest)

East/West Measurement: +/- 808 feet

Total Area: +/- 21,057 square feet OR +/- 0.48 acres

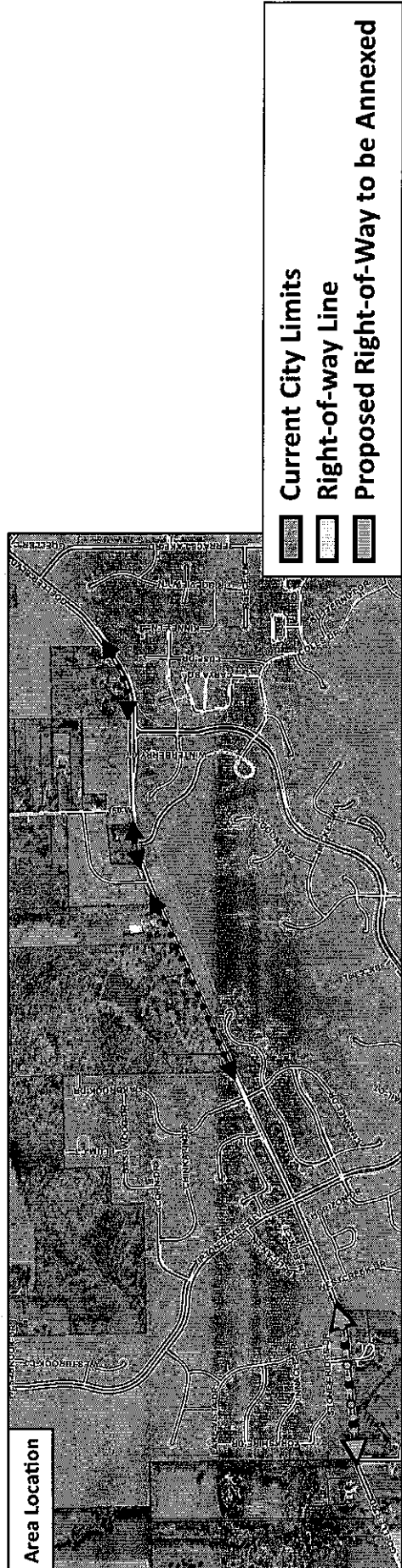
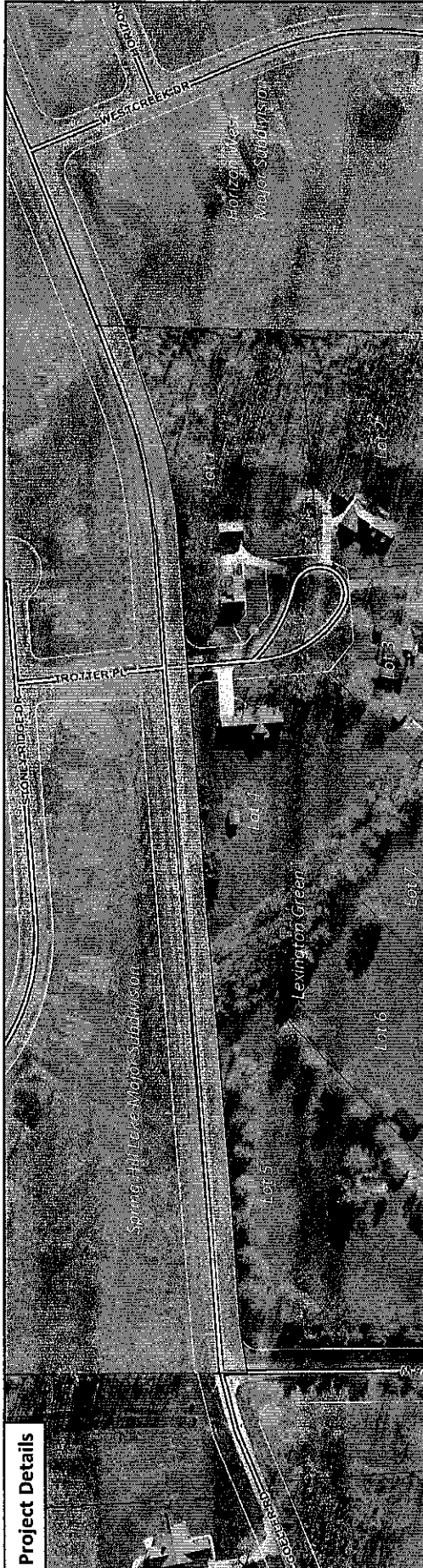


Street Name: Goeller Road

Location: The southern half of Goeller Road between Westcreek Drive (to the east) and 475 West (to the west), specifically along Lot 1, Lot 4, and Lot 5 of Lexington Green (Plat Book I, Page 30). The western limit aligning with the existing corporate limits to the north, being the western edge of Spring Hill Lake Major Subdivision (Plat Book R, Page 309C).

North/South Measurement: +/- 35 feet **East/West Measurement:** +/- 1,544 feet

Total Area: +/- 54,040 square feet OR +/- 1.24 acres



Street Name: Goeller Road

Location #1: The northern half of Goeller Road between Channel Drive (to the west) and Stonehaven Lane (to the east), specifically along Lot 3, Lot 1A, and Lot 2 of Ben Pence Minor Subdivision (Plat Book R, Page 282A) and Ben Pence Administrative Subdivision (Plat Book P, Page 188B), and including along unplatted ground at 5420 West Goeller Road.

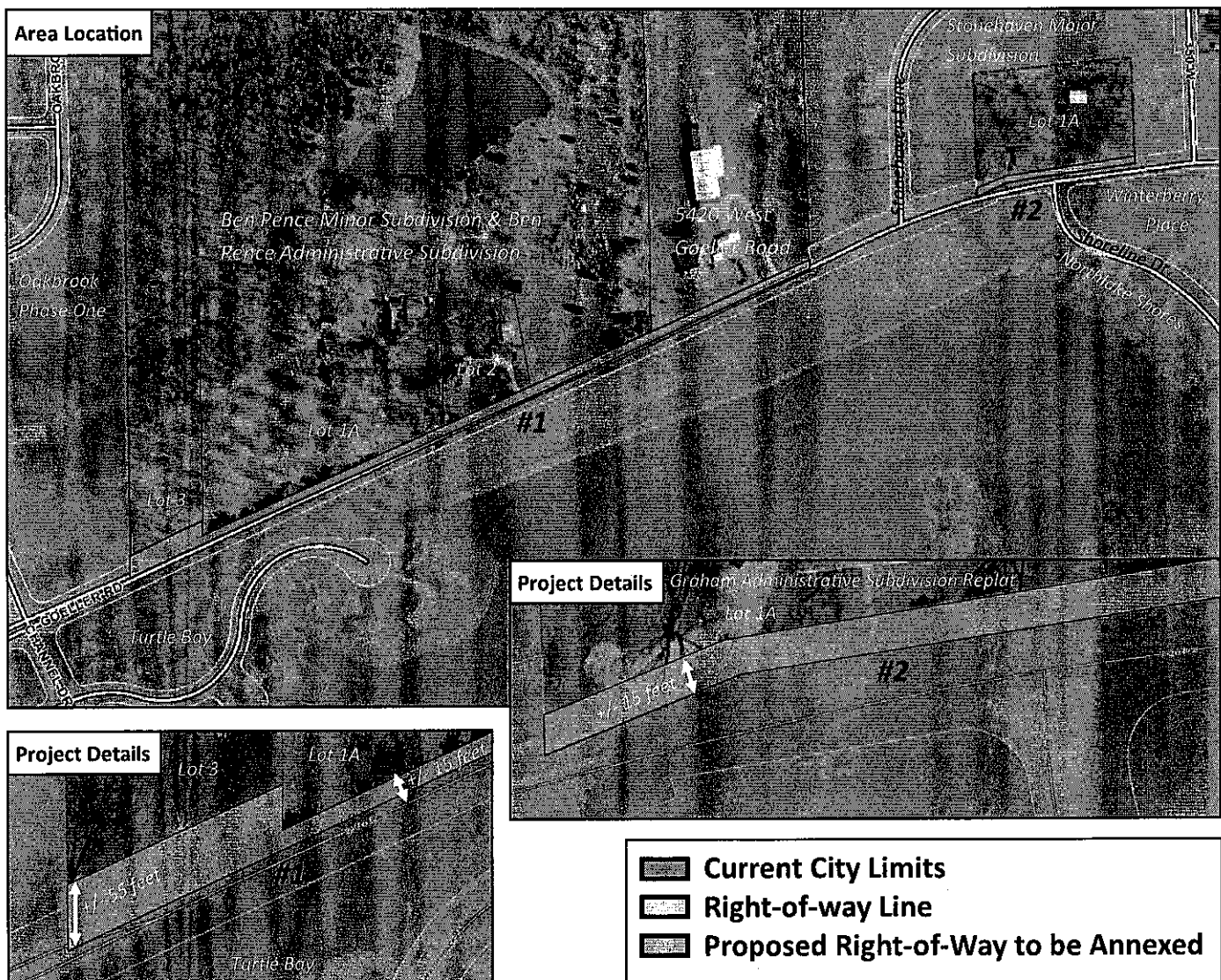
North/South: +/- 15 feet (narrowest), +/- 55 feet (widest), **East/West:** +/- 1,899 feet

Area: +/- 31,944 sq.ft. OR +/- 0.73 acres

Location #2: The northern half of Goeller Road between Stonehaven Lane (to the west) and 350 West (to the east), specifically along Lot 1A of Graham Administrative Subdivision Replat (Plat Book R, Page 296A).

North/South: +/- 15 feet **East/West:** +/- 413 feet **Area:** +/- 6,195 sq.ft. OR +/- 0.14 acres

Total Area Along Goeller Road: +/- 38,139 square feet OR +/- 0.86 acres

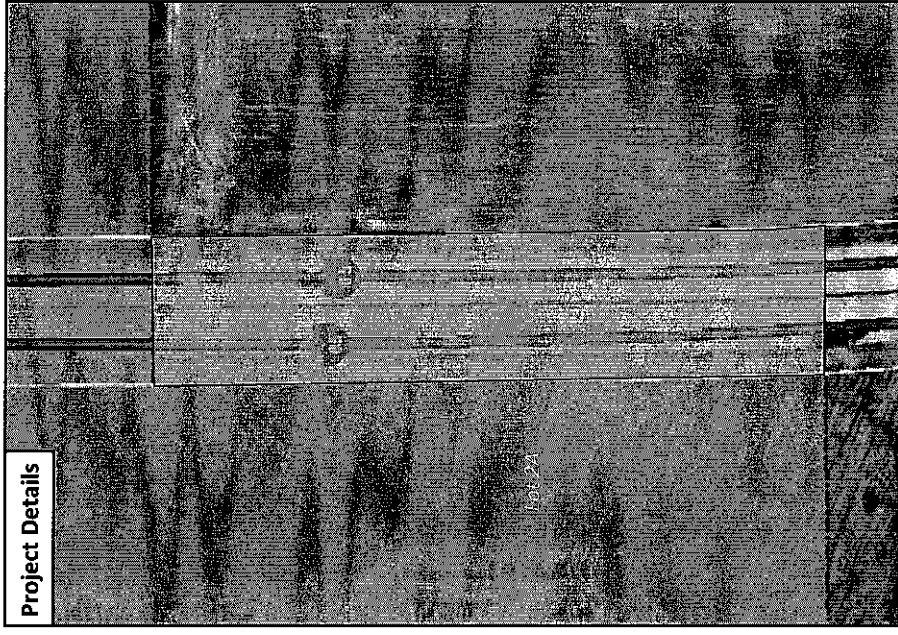
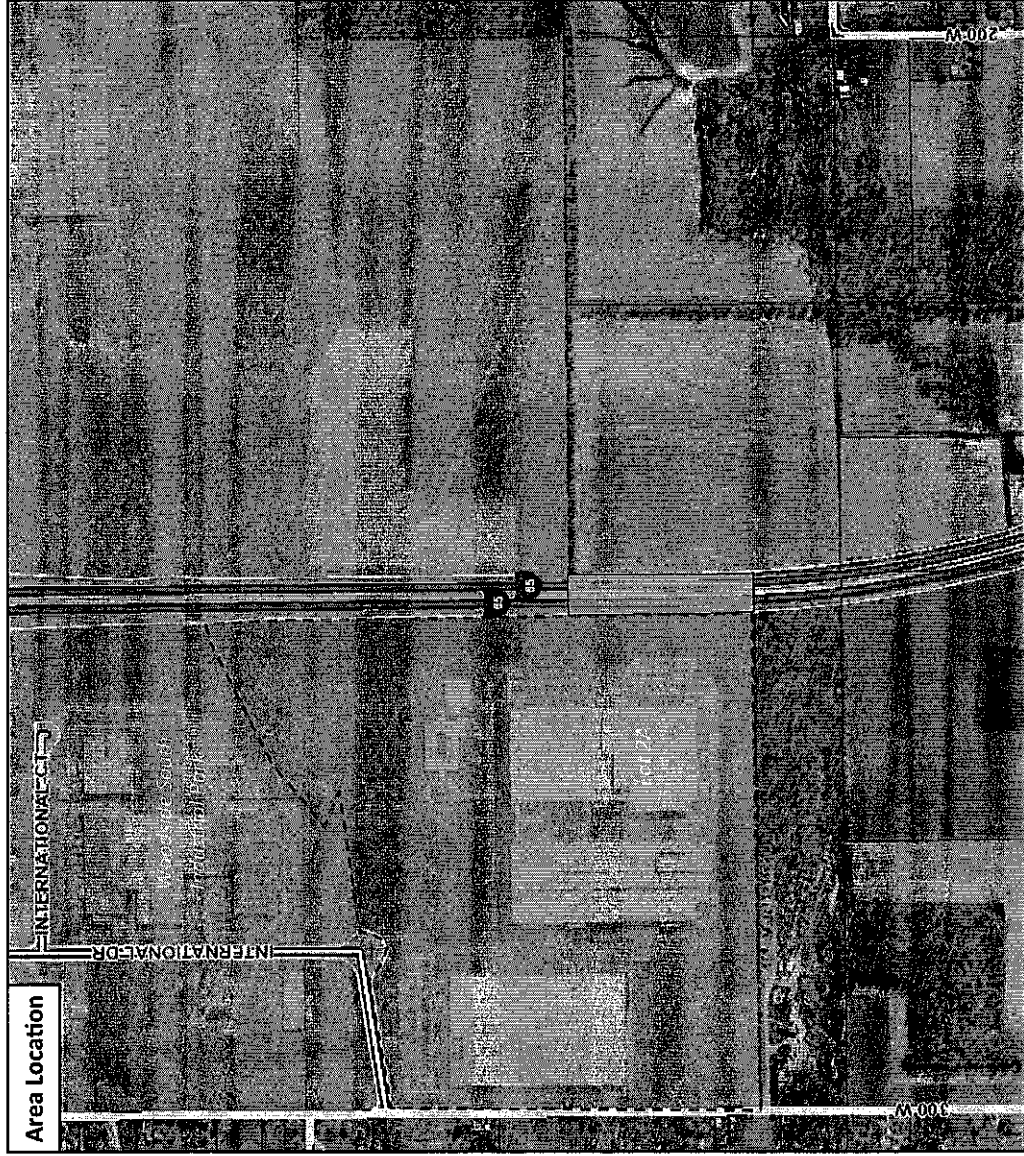


Street Name: I-65




Location: I-65 along Lot 2A of Woodside South Industrial Park 1st Replat (Plat Book P, Page 72B).

North/South Measurement: +/- 913 feet East/West Measurement: +/- 203 feet

Total Area: +/- 185,339 square feet OR +/- 4.25 acres



Project Details

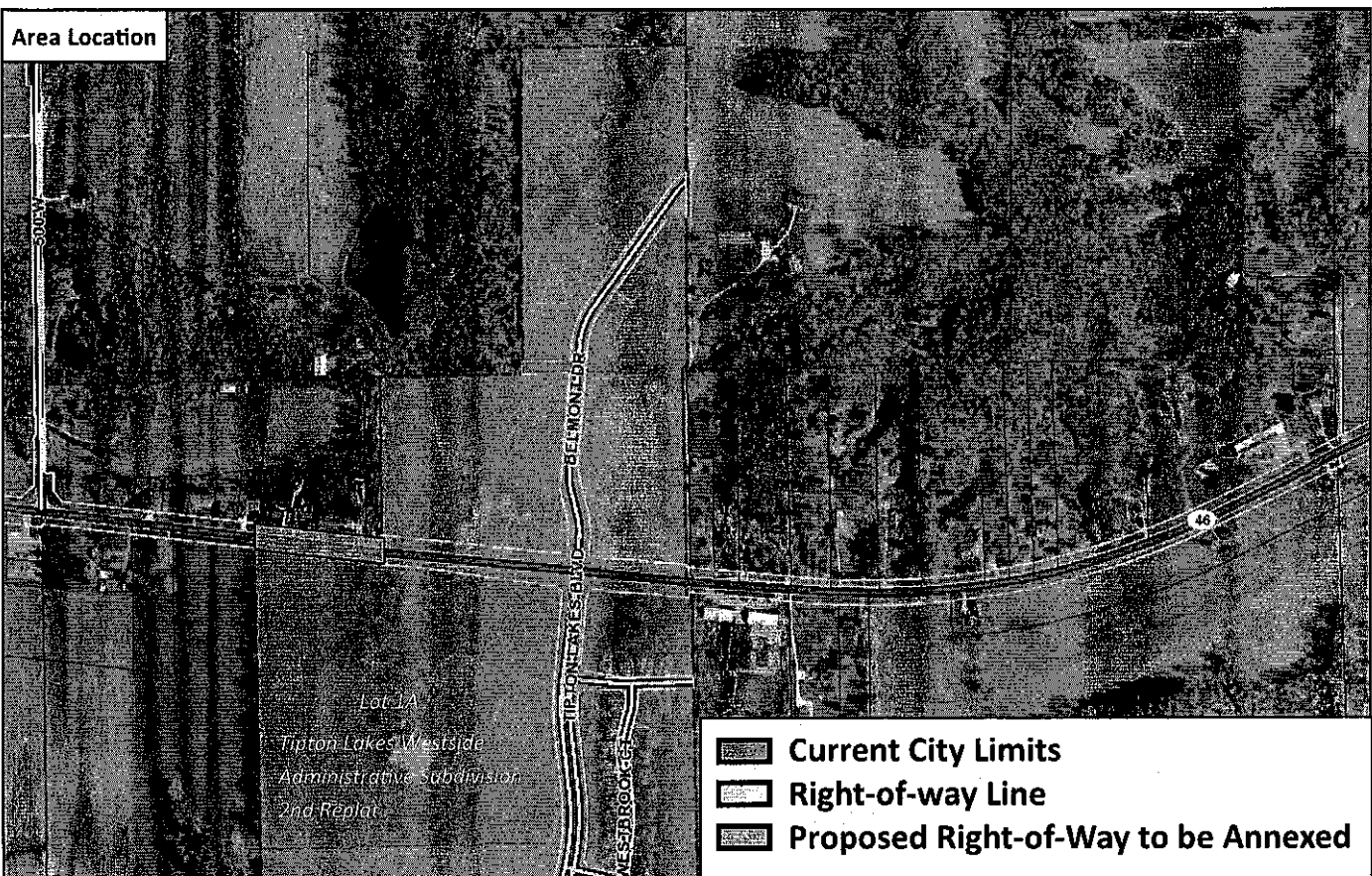
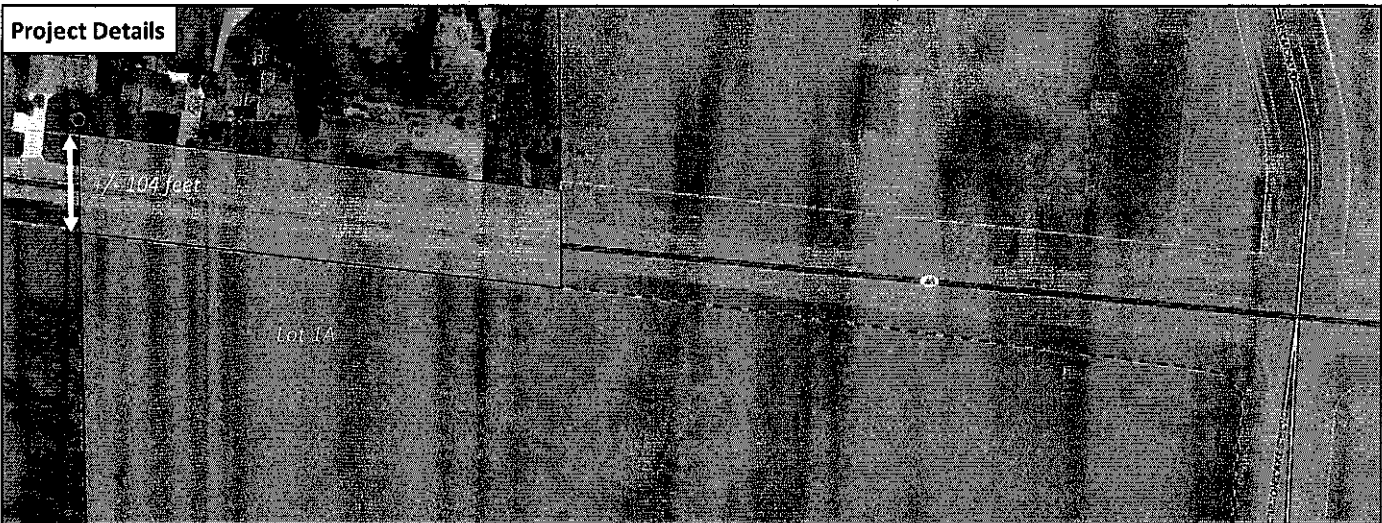
-  Current City Limits
-  Right-of-way Line
-  Proposed Right-of-Way to be Annexed

Street Name: Johnathan Moore Pike (State Road 46)

Location: Johnathan Moore Pike between 500 West (to the west) and Tipton Lakes Boulevard (to the east), specifically along Lot 1A of Tipton Lakes Westside Administrative Subdivision 2nd Replat (Plat Book R, Page 236A).

North/South Measurement: +/- 104 feet **East/West Measurement:** +/- 520 feet

Total Area: +/- 54,080 square feet OR +/- 1.24 acres



Street Name: Lowell Road

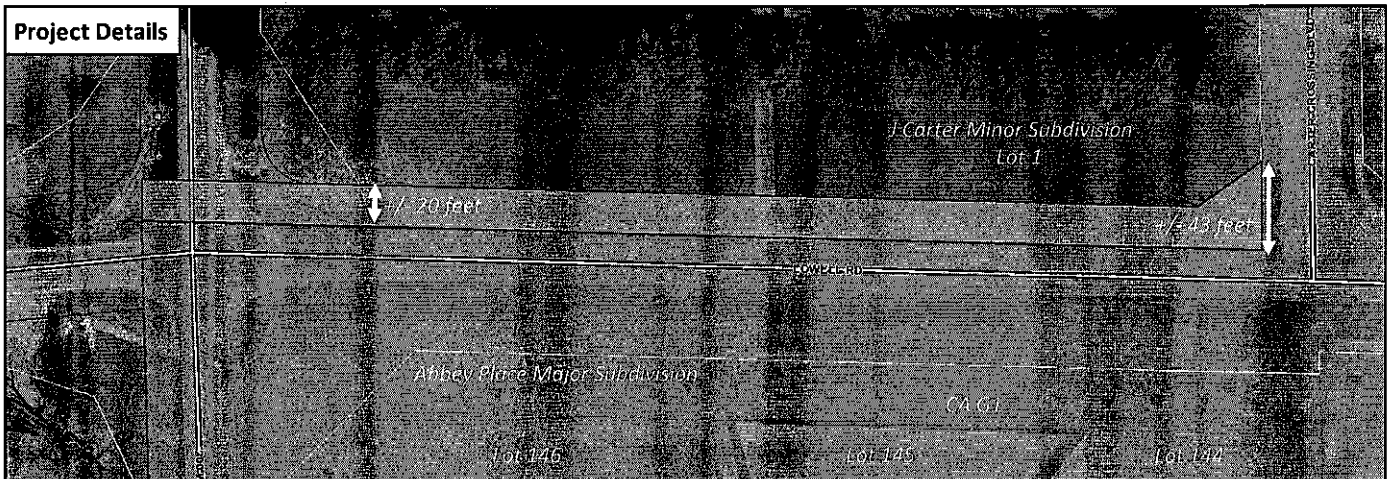
Location: The northern half of Lowell Road between 200 West (to the west) and Carter Crossing Boulevard (to the east), specifically along Lot 1 of J Carter Minor Subdivision (Plat Book R, Page 303D), including the triangle of additional right-of-way purchased by the City in March of 2023. The western limit aligning with the existing corporate limits to the south, being the western edge of the 200 West right-of-way.

North/South Measurement: +/- 20 feet (narrowest), +/- 43 feet (widest)

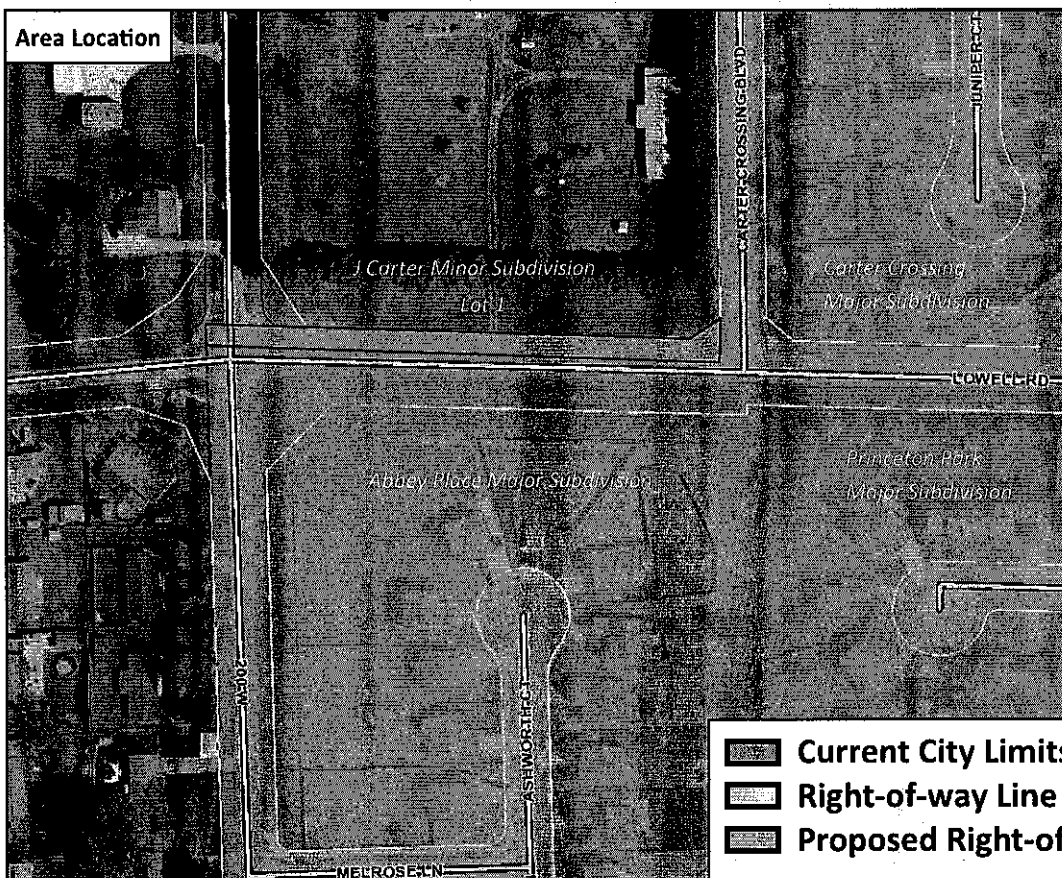
East/West Measurement: +/- 550 feet

Total Area: +/- 11,003 square feet OR +/- 0.25 acres

Project Details



Area Location

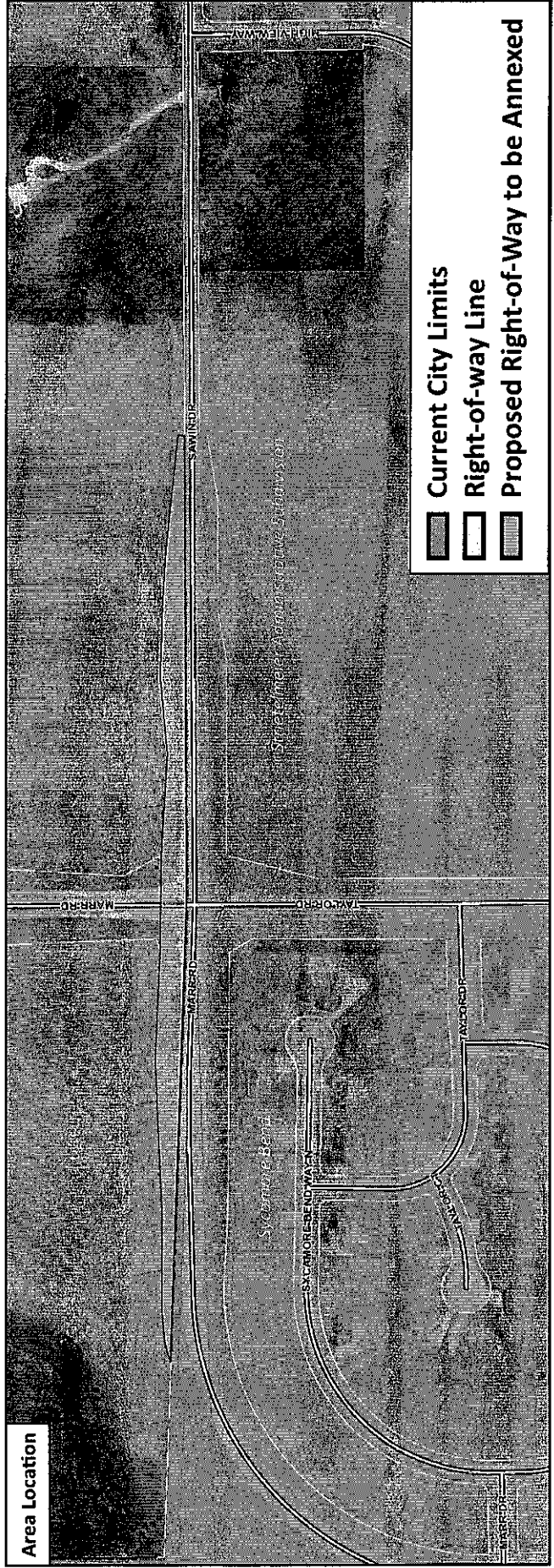
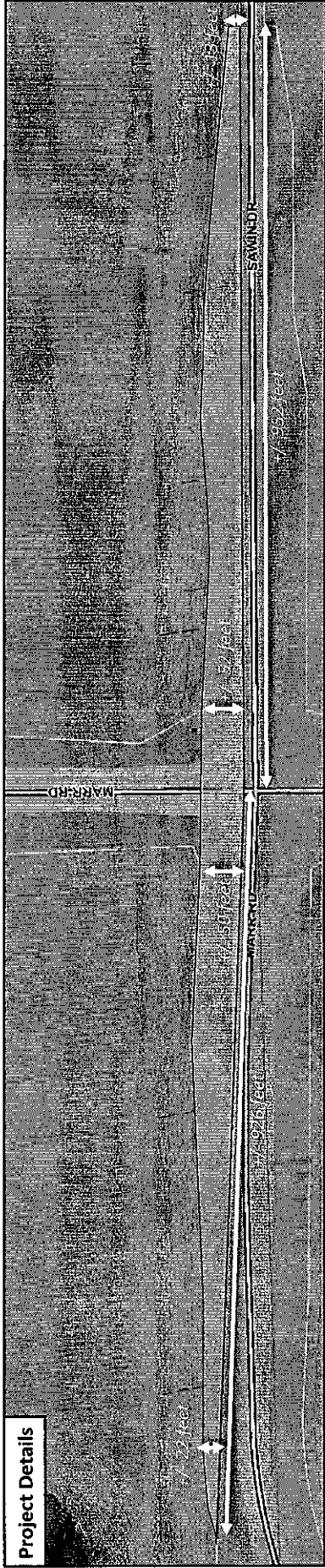


Street Name: Marr Road / Sawin Drive Intersection

Location: The northern half of the Marr Road/Sawin Drive intersection, specifically along Sycamore Bend Section 2 & 3 (Plat Book R, Page 147A; Plat Book R, Page 343D), and the Strietelmeier Administrative Subdivision (Plat Book P, Page 197A).

North/South Measurement: +/- 13 feet (narrowest), +/- 52 feet (widest) **East/West Measurement:** +/- 1,878 feet

Total Area: +/- 74,069 square feet OR +/- 1.70 acres



Street Name: McKinley Avenue

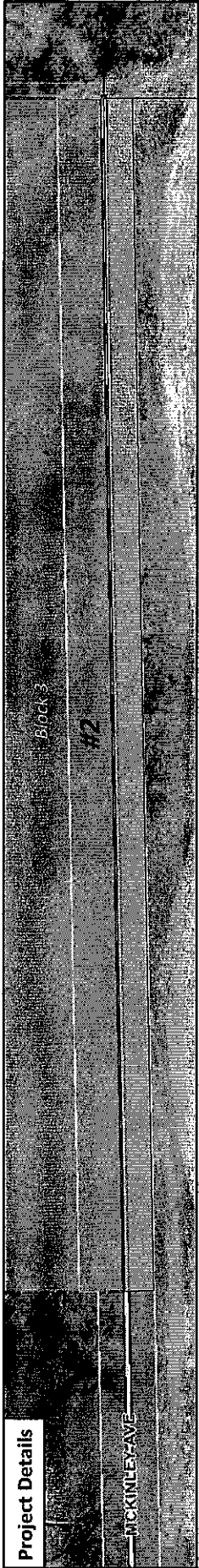
Location #1: The northern half of McKinley Avenue between Cambridge Court (to the west) and Block 3 of Flora Strietelmeier Minor Plat (P/207B) (to the east), specifically along Steinhurst Manor Amended (Plat Book H, Page 40).

N/S Measurement: +/- 15 feet **E/W Measurement:** +/- 297 feet **Area:** +/- 4,455 sq.ft.

Location #2: The southern half of McKinley Avenue along Block 3 of Flora Strietelmeier Minor Plat (P/207B).

N/S Measurement: +/- 15 feet **E/W Measurement:** +/- 629 feet **Area:** +/- 9,435 sq.ft.

Total Area Along McKinley Avenue: +/- 13,890 square feet OR +/- 0.32 acres

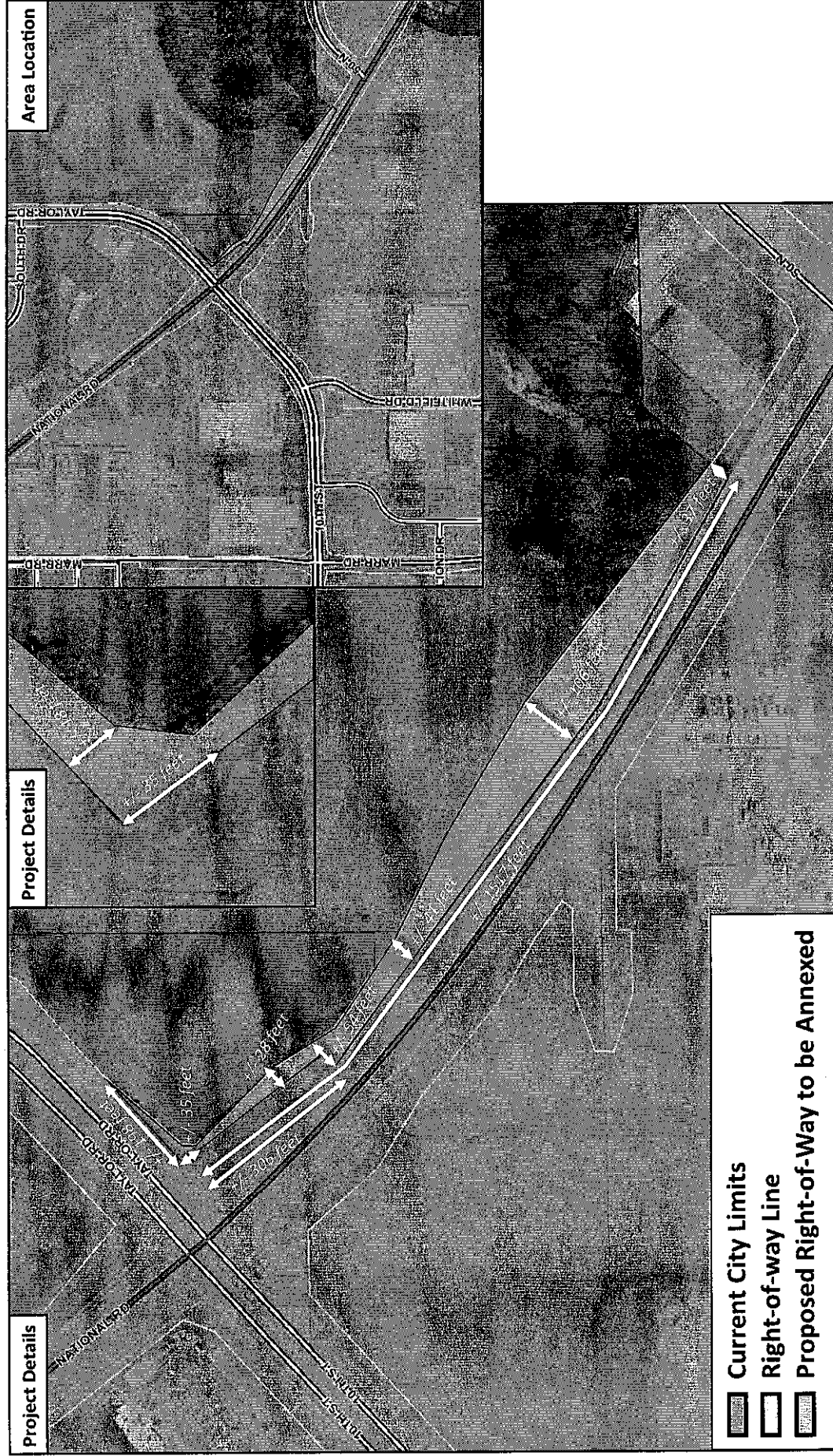


Street Name: National Road (US 31) / Taylor Road Intersection

Location: The northern half of National Road between Taylor Road/10th Street (to the northwest) and 50 North (to the southeast), including a portion of Taylor Road at this the intersection.

North/South Measurement: +/- 28 feet (narrowest), +/- 106 feet (widest)

East/West Measurement: +/- 1517 feet



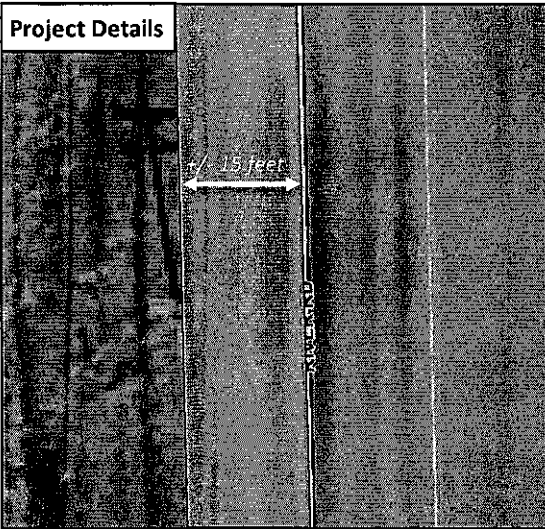
Street Name: River Road

Location: The western half of River Road between 400 North (to the south) and 25 E (to the north), specifically along Parent Tract 1A of the Columbus Municipal Airport Administrative Subdivision (Plat Book R, Page 397C).

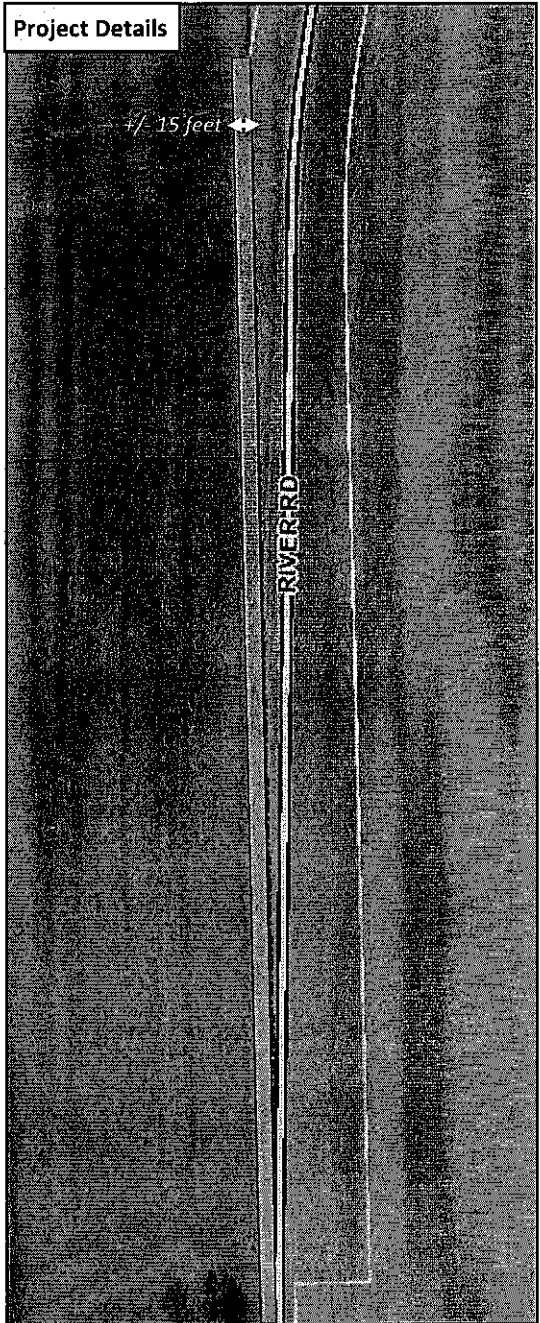
North/South Measurement: +/- 4,150 feet **East/West Measurement:** +/- 15 feet

Total Area: +/- 62,250 square feet OR +/- 1.43 acres

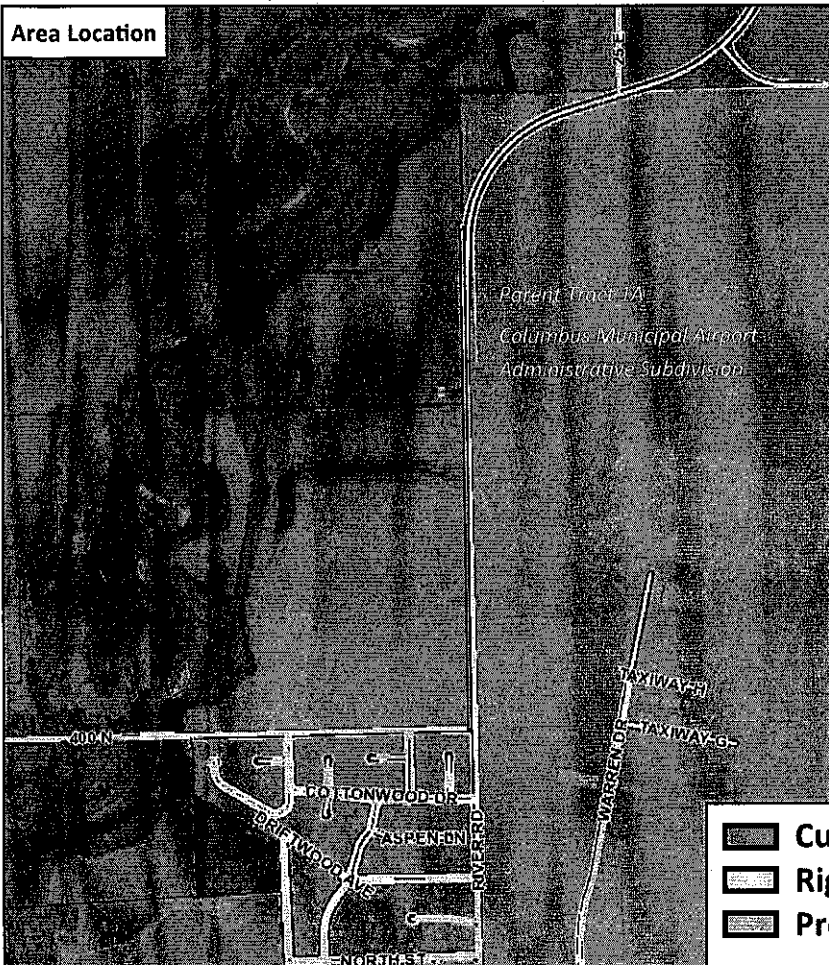
Project Details






Project Details



Area Location



-  Current City Limits
-  Right-of-way Line
-  Proposed Right-of-Way to be Annexed

Street Name: Rocky Ford / Marr Road Intersection & City Property

Location: The western half of Marr Road between Station Drive (to the north) and Rocky Ford Road (to the south), along the intersection of Marr Road and Rocky Ford, including part of R/W Tract 7 (Plat Book R/138D); including City owned property at Lot 1 of the Community Church Minor Plat (Plat Book R, Page 25D).

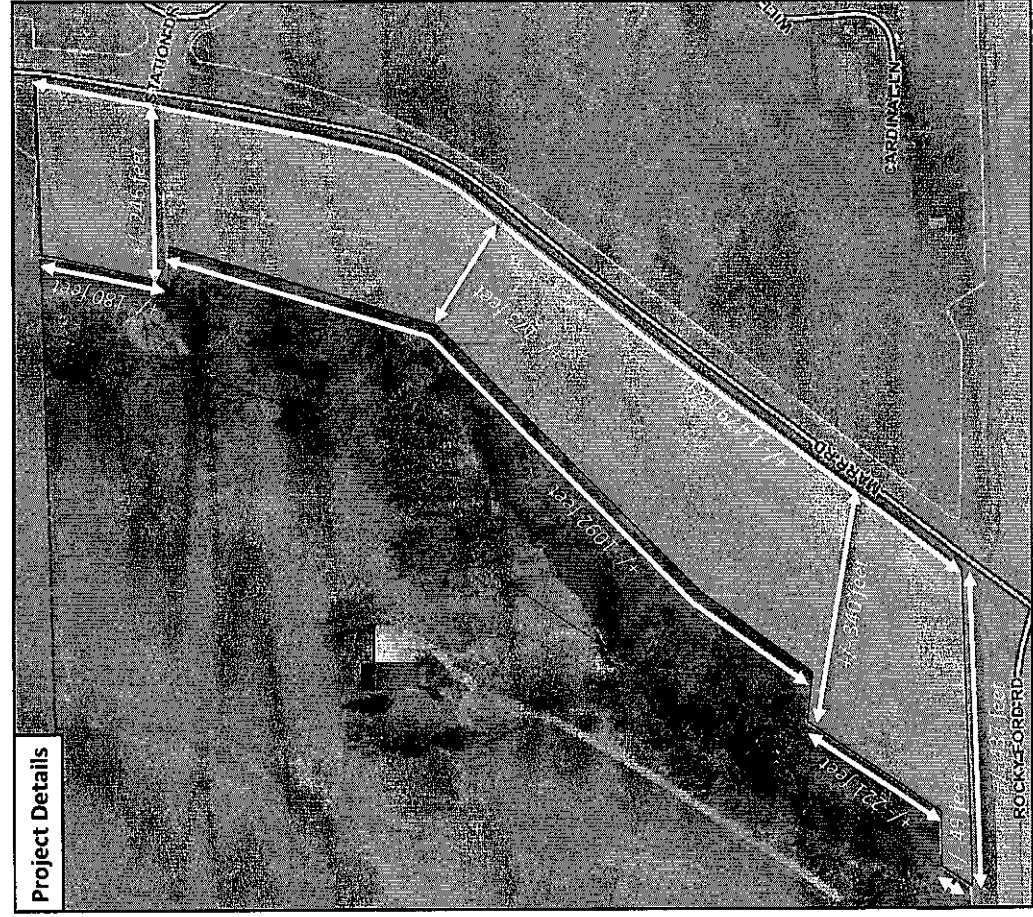
North/South Measurement: +/- 1,479 feet **East/West Measurement:** +/- 173 feet (narrowest), +/- 437 feet (widest)

Total Area: +/- 338,073 square feet OR +/- 7.76 acres

North/South Measurement: +/- 1,479 feet East/West Measurement: +/- 173 feet (narrowest), +/- 437 feet (widest)

North/South Measurement: +/- 1,479 feet East/West Measurement: +/- 173 feet (narrowest), +/- 437 feet (widest)

Total Area: +/- 338,073 square feet OR +/- 7.76 acres

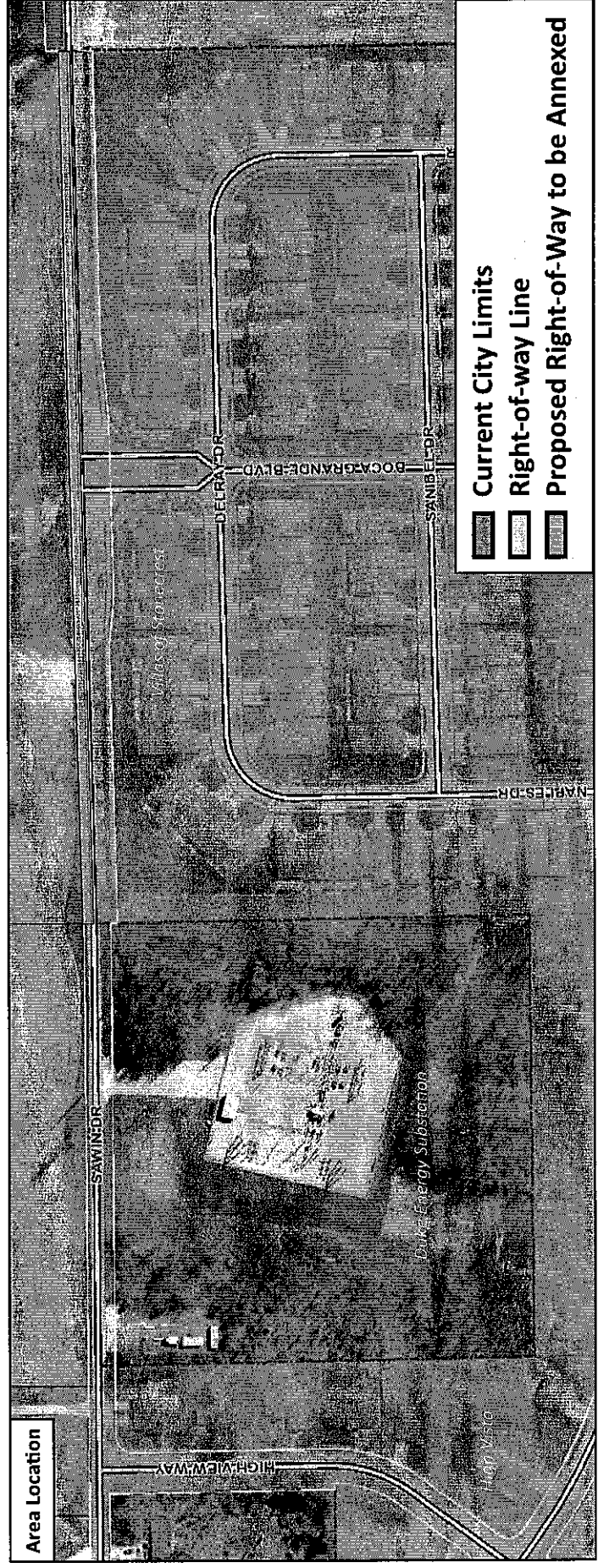
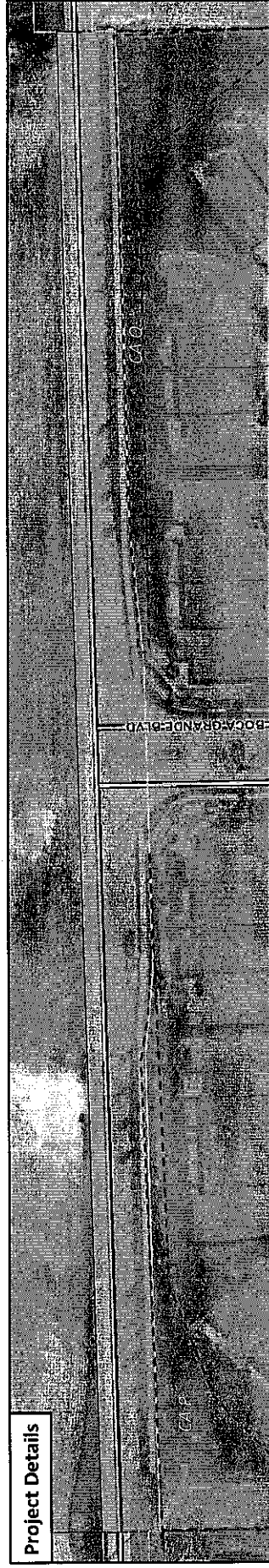


Street Name: Sawin Drive

Location: The northern half of Sawin Drive along the Villas of Stonecrest Major Subdivision Section 3 (Plat Book R, Page 264B), specifically along Common Areas P & Q.

North/South Measurement: +/- 15 feet **East/West Measurement:** +/- 1,299 feet

Total Area: +/- 19,485 square feet OR +/- 0.48 acres

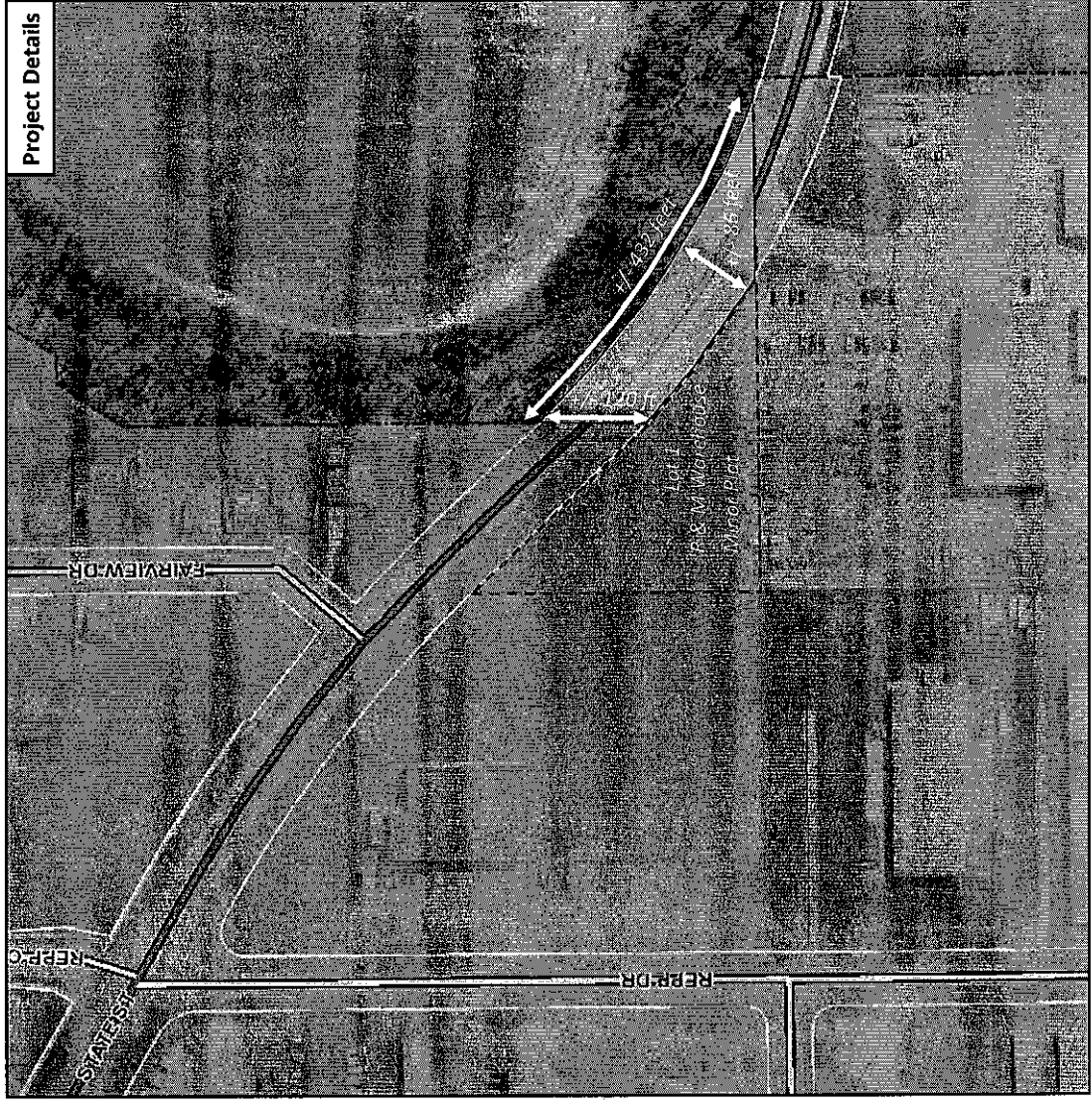
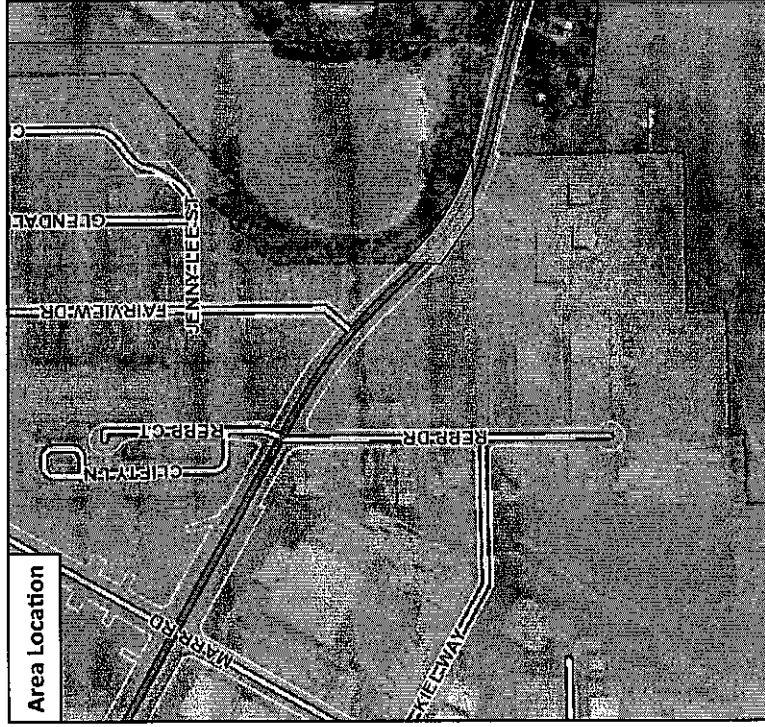


Street Name: State Street (State Road 46)

Location: State Street south of Fairview Drive along Lot 1 of R & M Warehouse Minor Plat (Plat Book J, Page 100).

North/South Measurement: +/- 120 feet (widest), +/- 86 feet (perpendicular to road) **Length Measurement:** +/- 432 feet

Total Area: +/- 26,781 square feet OR +/- 0.61 acres



- Current City Limits
- Right-of-way Line
- Proposed Right-of-Way to be Annexed

ORDINANCE NO. _____, 2024

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION
OF FUNDS FROM THE TRANSIT-COVID FUND FOR THE BUDGET YEAR 2024**

WHEREAS, the Indiana General Assembly has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

WHEREAS, The City of Columbus Transit Department has identified a need relating to the purchase of 5 para-transit vans and 1 bus; and

WHEREAS, There are Cares Funds in the amount of \$1,600,000.00 currently held in a grant by the Federal Transit Administration that will be deposited into the City's TRANSIT-COVID Fund 2403 at the time that the City's Transit Department is invoiced for the purchase of 5 para-transit vans and 1 bus, and these funds must be appropriated before they can be spent from the TRANSIT-COVID Fund 2403; and

WHEREAS, The Columbus Transit Department respectfully requests to appropriate the \$1,600,000.00 from the TRANSIT-COVID Fund 2403 to purchase the 5 para-transit vans and 1 bus; and

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, that for the expenses previously-described herein, the additional sums of money set forth below are hereby appropriated as follows:

From:	TRANSIT-COVID Fund
Account Number:	2403
Amount:	\$1,600,000.00

BE IT FURTHER ORDAINED, that the above additional appropriation shall be effective as of the date of adoption of this Ordinance.

BE IT FURTHER ORDAINED, that the City Controller and the Mayor be and are hereby authorized and empowered and directed to take any and all further actions necessary to effect this additional appropriation.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this ____ day of _____, 2024 at _____ o'clock ____ M. by a vote of ____ ayes and ____ nays.

Presiding Officer

ATTEST:

Luann Welmer

Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of the City of Columbus, Indiana, the ____ day of
____, 2024 at ____ o'clock ____ M.

Luann Welmer
Clerk of the City of Columbus, Indiana

Approved by me, Mayor of the City of Columbus, Indiana, this ____ day of
____, 2024 at ____ o'clock ____ m.

Mary K. Ferdon
Mayor of the City of Columbus, Indiana

ORDINANCE NO. _____, 2024

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION
OF FUNDS FOR CURBSIDE RECYCLING DISPOSAL FOR THE BUDGET YEAR 2024**

WHEREAS, the Indiana General Assembly has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

WHEREAS, The City of Columbus Public Works Department received funding for budget year 2024 with the understanding that an additional appropriation would be requested during 2024 to cover the anticipated costs associated with a new curbside recycling disposal contract for an amount that was unknown at the time that the 2024 budget was established; and

WHEREAS, The Columbus Public Works Department has executed a contract for curbside recycling disposal with the lowest responsible and responsive bidder to a Request for Proposals and respectfully requests to appropriate an additional \$100,000.00 to cover the additional anticipated costs associated with the new contract; and

NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA, that for the expenses previously-described herein, the additional sums of money set forth below are hereby appropriated as follows:

From:	General Fund
Account Number:	1101
Amount:	\$100,000.00

BE IT FURTHER ORDAINED, that the above additional appropriation shall be effective as of the date of adoption of this Ordinance.

BE IT FURTHER ORDAINED, that the City Controller and the Mayor be and are hereby authorized and empowered and directed to take any and all further actions necessary to effect this additional appropriation.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this ____ day of _____, 2024 at _____ o'clock ____ M. by a vote of ____ ayes and ____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk of the City of Columbus, Indiana

Presented by me to the Mayor of the City of Columbus, Indiana, the _____ day of _____, 2024 at _____ o'clock ____ .M.

Luann Welmer
Clerk of the City of Columbus, Indiana

Approved by me, Mayor of the City of Columbus, Indiana, this ____ day of _____, 2024 at _____ o'clock ____ .m.

Mary K. Ferdon
Mayor of the City of Columbus, Indiana



Community Development

MEMORANDUM

TO: Members of Common Council
FROM: Robin S. Hilber
RE: Tuesday, April 2, 2024 Council Meeting
ERA and Tax Abatement Request for Toyota Material Handling, Inc.
DATE: March 25, 2024

Good morning, Councilors. We have received a request from Toyota Material Handling, Inc. to declare an area an Economic Revitalization Area across Deaver Road which will extend their footprint and is adjacent to their current facility. The Declaratory Resolution will be presented at this Council meeting. If approved, the Confirmatory Resolution with a Public Hearing and their request for real and personal property tax abatements for construction of a new facility and installation of new equipment will be presented at the Council meeting on April 16th.

As background information to review the ERA, their real property tax abatement request of \$51,884,315 is for construction of a new facility of approximately 260,000 square feet in order to accommodate the installation of \$44,215,685 in new equipment. As a result of this investment, 1,883 jobs will be retained and 85 new permanent jobs will be created by June 2026 with an expected average wage of \$28.88/hour before fringe benefits.

This ERA designation and tax incentive application will be reviewed by the Incentive Review Committee on Tuesday prior to the Council meeting. Should you have any questions regarding this, please feel free to call me at (812) 376-2522.

Best Regards,

A handwritten signature in cursive script that reads 'Robin S. Hilber'.

Robin S. Hilber
Director of Community Development

Attachments

cc: Mayor Mary K. Ferdon
Eric Frey, Executive Director of Administration
Frank Miller, President, Common Council
Alex Whitted, City Attorney
Jeff Rocker, Common Council Attorney
Jason Hester, President, Greater Columbus Economic Development Corporation



March 4, 2024

Ms. Robin Hilber
Director of Community Development
City of Columbus
123 Washington Street
Columbus, IN 47201

RE: Tax Abatement for Real and Personal Property
2914 Deaver Road and two adjoining parcels to the north with I65/225 W to the west

Dear Ms. Hilber:

Toyota Material Handling, Inc., manufacturer of forklifts, is planning to build a new facility located at 2914 Deaver Road and two adjoining parcels to the north with I65/225 W to the west. The proposed factory will be 260,000 square feet, calling for an estimated Real Property investment of \$51,884,315. Our proposed project calls for the installation of new manufacturing, logistics, I.T. and other qualifying equipment, calling for an additional investment of \$44,215,685 for a total estimated investment of \$96,100,000.

As a result of this expansion, 1,883 jobs will be retained, and 85 new positions will be added by June 2026 with an expected average wage of \$28.88/hour. Combined, the average wage of all positions is \$34.76/hour.

As you are aware, our property is currently located adjacent to City limits, and we are in the process of requesting the property to be annexed and rezoned for our industrial purposes. In tandem with those requests, we also hereby ask that the City please designate the property as an Economic Revitalization Area (ERA). With the ERA designation in place, we respectfully request approval of a standard ten-year tax abatement (phase-in) on the net new taxes associated with the building improvements (Real Property) and installation of new qualifying equipment (Personal Property).

Attached hereto are the following Exhibits:

- A) Aerial Map of Project Location
- B) Application for Tax Abatement
- C) Statement of Benefits Personal Property (SB-1/PP)
- D) Statement of Benefits Real Property (SB-1/RP)

We request that you place this item on Council Agenda at the earliest convenient date. If you have any questions or require additional information, please don't hesitate to call me at 812.342.8623.

Sincerely,

A handwritten signature in black ink, appearing to read "Tony Miller", with a stylized flourish at the end.

Tony Miller
Sr. Vice President Engineering, Operations, Strategic Planning

cc: Hon. Mary Ferdon, Mayor
Mr. Alex Whitted, City Attorney
Mr. Jeff Rocker, City Council Attorney
Mr. Jason Hester, President, Greater Columbus Economic Development Corporation



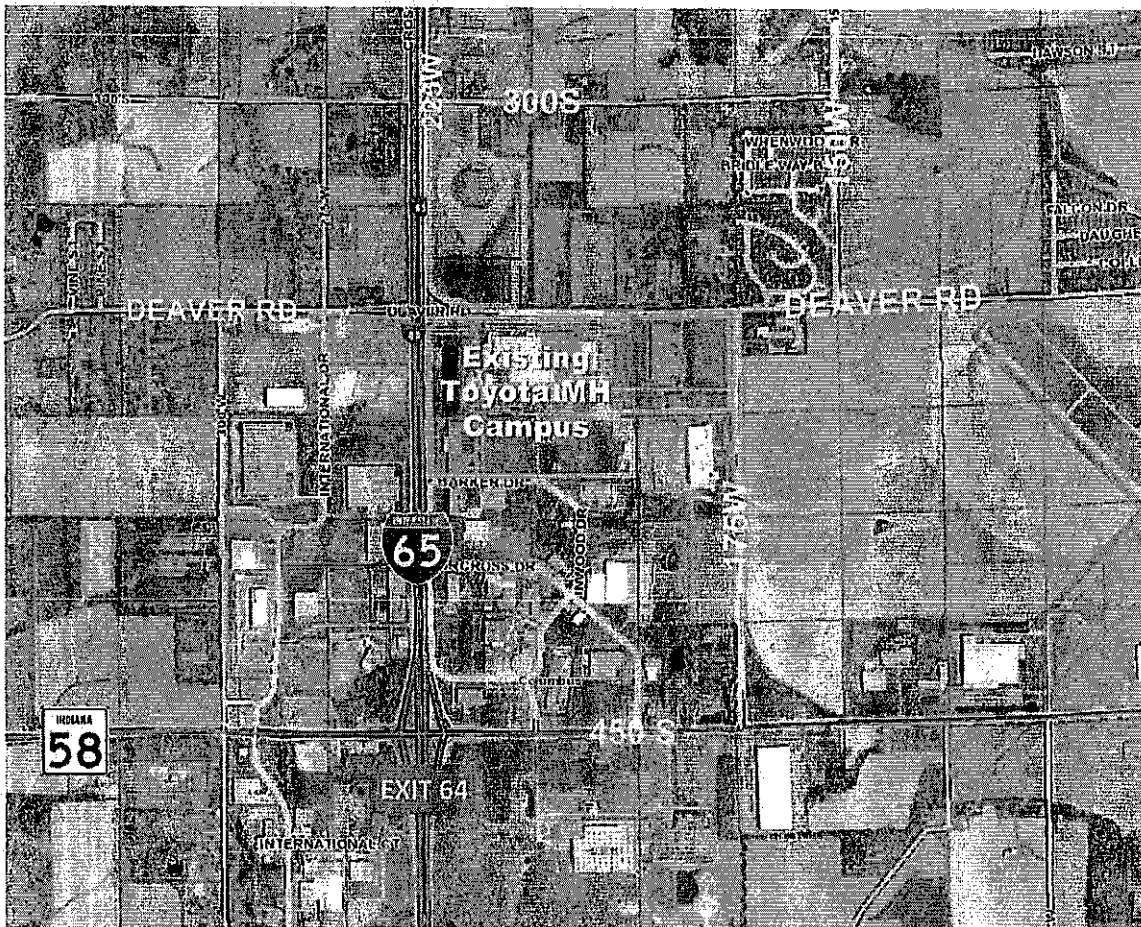
Exhibit A

Aerial Map of Project Location

Company Name: Toyota Material Handling, Inc.
Project Address: 2914 Deaver Road and two adjoining parcels to the north with I-65/225W to the west. Columbus, IN 47201

Nearest Crossroads or Other Identifier:

The property is located at the northern edge of the Woodside Industrial Park along Deaver Road at the south and facing the I-65 frontage road, CR 225W, on the west as shown on the below aerial.



📍 5559 Inwood Drive
Columbus, IN 47201

📞 +1 812.342.8623

✉️ Tony.miller@ToyotaTMH.com

Exhibit B



Incentive Application

Rev. 06-08-2023

FOR OFFICE USE ONLY

- ☐ Economic Revitalization Area
☐ Residentially Distressed Area
☐ Economic Target Area ☐ CTP ☐ TIF

SECTION A

APPLICANT INFORMATION



This application **MUST BE** submitted along with all required attachments, including the appropriate "Statement of Benefits" Form(s) if requesting a tax phase-in ("abatement"). Please also submit a map and/or aerial of the property depicting where the project or investment will occur.

Company Name:	Toyota Material Handling, Inc.	Project Name (if applicable):	Golden Eagle
Website:	www.toyotaforklift.com	NAICS 6-Digit Code:	333924
Proposed Site Is/will be:	<input checked="" type="checkbox"/> HEADQUARTERS <input type="checkbox"/> SINGLE-LOCATION <input type="checkbox"/> BRANCH/SUBSIDIARY		
If subsidiary or branch, Parent Company & HQ Location:	Columbus is our US Headquarters. Parent company headquarters are in Japan.		
Has the company OR any principal owner or officer filed bankruptcy in the past 10 years? ¹ If YES, please attach an explanation of the circumstances.		<input type="checkbox"/> YES ¹ <input checked="" type="checkbox"/> NO	
Are all taxes current and paid with regard to the project property? ² If NO, please attach an explanation of the circumstances.		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO ²	
Has the company been awarded local abatement or other incentive support in any of the prior years? ³ Which years? <input checked="" type="checkbox"/> '12 <input checked="" type="checkbox"/> '13 <input checked="" type="checkbox"/> '14 <input checked="" type="checkbox"/> '15 <input checked="" type="checkbox"/> '16 <input type="checkbox"/> '17 <input type="checkbox"/> '18 <input type="checkbox"/> '19 <input type="checkbox"/> '20 <input type="checkbox"/> '21 <input type="checkbox"/> '22 <input type="checkbox"/> '23		<input checked="" type="checkbox"/> YES ³ <input type="checkbox"/> NO	
Local Senior Official Name	Tony Miller	Title:	Senior Vice President
Name of Contact Person (For application and/or compliance follow-up)	Tony Miller	Title:	Senior Vice President
Email:	Tony.miller@toyotatmh.com	Phone:	812.342.8623

SECTION B

LOCATION AND STATUS OF PROPOSED PROJECT

Township (Tax District) <input type="checkbox"/> Columbus/Clay <input type="checkbox"/> Clay <input type="checkbox"/> Flatrock <input type="checkbox"/> Jackson <input type="checkbox"/> Columbus/Columbus <input type="checkbox"/> Clifford <input type="checkbox"/> German <input type="checkbox"/> Jonesville <input type="checkbox"/> Columbus/Flatrock <input type="checkbox"/> Clifty <input type="checkbox"/> Harrison <input type="checkbox"/> Ohio <input type="checkbox"/> Columbus/German <input type="checkbox"/> Edinburgh <input type="checkbox"/> Hartsville <input type="checkbox"/> Rockcreek <input type="checkbox"/> Columbus/Harrison <input type="checkbox"/> Edinburgh Annex <input type="checkbox"/> Hawcreek <input type="checkbox"/> Sandcreek <input checked="" type="checkbox"/> Columbus/Wayne <input type="checkbox"/> Elizabethtown <input type="checkbox"/> Hope <input type="checkbox"/> Wayne		What type of investment are you seeking support for? (Check all that apply) <input checked="" type="checkbox"/> Manufacturing Equipment (SB-1/PP) <input type="checkbox"/> Research & Development Equipment (SB-1/PP) <input type="checkbox"/> Logistical Distribution Equipment (SB-1/PP) <input type="checkbox"/> Information Technology Equipment (SB-1/PP) <input checked="" type="checkbox"/> New Building Construction (SB-1/Real) <input type="checkbox"/> Existing Building Improvements/Rehabilitation (SB-1/Real) <input type="checkbox"/> Eligible Vacant Commercial Building (SB-1/VBD) <input type="checkbox"/> Residentially Distressed Area Improvements (SB-1/Real) <input type="checkbox"/> OTHER: Please describe in Section C
Zoning (Current) <input type="checkbox"/> CD <input type="checkbox"/> CN <input type="checkbox"/> CO <input type="checkbox"/> CC <input type="checkbox"/> CR <input type="checkbox"/> AV <input type="checkbox"/> AP <input type="checkbox"/> AG <input checked="" type="checkbox"/> Other: I-2 requested		
Project Address:	TBD - Approximate address: 2914 W. Deaver Road, Columbus, IN 47201	
Parcel Number:	03-85-10-000-004.000-020 + 03-85-10-000-002.901.020 + 03-85-10-000-002.900-020	
Legal Description:	LOT 1 MONTGOMERY MINOR SUB + N/2 SW/4 NE/4 (20.00 AC) + W/2 NE/4 & SE/4 NW/4 (30.00 AC)	
Name & Address of Titled Landowner:	Toyota Material Handling, Inc. 5559 Inwood Dr Columbus, IN 47201	
Have Improvements or construction begun?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable	
Has any of the proposed equipment been installed? (Personal Property)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Not Applicable	
Have you applied for and/or received a State of Indiana offer of incentives?	<input type="checkbox"/> Approved <input type="checkbox"/> In Process <input type="checkbox"/> Not Applying <input checked="" type="checkbox"/> We would like more information about State of Indiana incentives	
What factors of obsolescence or which hinder development will your proposed project/investment address? Check all that apply. For ERA requests, see IC 6-1.1-12.1-1	<input checked="" type="checkbox"/> Lack of Development/Growth in Area <input type="checkbox"/> Technological Obsolescence <input type="checkbox"/> Deterioration of Improvements <input type="checkbox"/> Economical Obsolescence <input checked="" type="checkbox"/> Age and/or Character of Property <input type="checkbox"/> Energy Obsolescence <input type="checkbox"/> Substandard/Obsolete Building/Property <input type="checkbox"/> Residentially Distressed <input type="checkbox"/> Other (Please describe in Section C)	

SECTION C	PROJECT DESCRIPTION
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Please include any additional information that you think will be beneficial to the community's understanding and support of this project. If applicable, please also include a description of any estimated off-site public infrastructure upgrade requirements.

The demand for our products continues to grow and we need to expand our North American production capacity. Preparing the three (3) adjoining parcels along Interstate 65 and 225 W. between Deaver Road and 300 S. will facilitate future investment by Toyota Material Handling, Inc. ("Toyota") and promote continued economic development and job growth in Bartholomew County. Toyota has benefited from a strong partnership with Bartholomew County and Columbus since the first forklift rolled off our assembly line in 1989. The number of Associates we employ has grown four-fold since 2002 to nearly 1,883 Full Time Associates.

Our company's core purpose is "Helping People Carry the Load", and we have demonstrated our commitment to giving back to Bartholomew County and the communities our Associates call home. We have a vision to continue to grow as a company, an employer, and as a business that contributes to society. These 65 acres are a natural extension to our existing, well-maintained campus.

SECTION D ESTIMATE OF REAL PROPERTY/BUILDING EXPENSES BY YEAR (IF APPLICABLE)						
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Current Land AV:	\$144,000	Current Parcel Size (Acres):	65	Current Building AV:	\$179,300	Current Building Size (SF):	1,864
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Calendar Year	Land/Building Purchase Price	Annual Lease Payment	Cost of New Construction or Improvements	Building Size (TOTAL SF)
2024	\$ 2,175,000	\$ 0.00	\$ 0.00	0
2025	\$ 0.00	\$ 0.00	\$ 51,884,315	260,000
2026	\$ 0.00	\$ 0.00	\$ 0.00	#
TOTAL	\$	\$ 0.00	\$ 51,884,315	260,000

VACANT/COMMERCIAL BUILDING STATUS (ONLY REQUIRED FOR FORM SB-1/ABD, IF APPLICABLE)

Is the building zoned for either commercial or industrial purposes? <input type="checkbox"/> Yes <input type="checkbox"/> No	Has the building been vacant for at least one year? <input type="checkbox"/> Yes <input type="checkbox"/> No	Evidence Provided (Attach Copies): <input type="checkbox"/> Certificate of Occupancy <input type="checkbox"/> Utility Receipts <input type="checkbox"/> Lease Agreements <input type="checkbox"/> Other
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RESIDENTIALLY DISTRESSED AREA IMPROVEMENT (IF APPLICABLE)

Has the area been designated a Residentially Distressed Area? ☐ Yes ☐ No

SECTION E	ESTIMATE OF PERSONAL PROPERTY / MACHINERY & EQUIPMENT BY YEAR (IF APPLICABLE)
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Calendar Year	Equipment Purchases Abatable*	Equipment Purchases Non-Abatable*	TOTAL	
2024	\$ 0.00	\$ 0.00	\$ 0.00	* IC 6-1.1-12.1-1 defines the types of equipment purchases that are "abatable" or not. Generally speaking, manufacturing, R&D, logistics, and I.T. equipment that is newly purchased by the applicant (whether new or used) and/or if already owned by the applicant in another state (but not within Indiana) can be considered "new" and therefore "abatable". Please consult a professional tax advisor for further guidance.
2025	\$ 0.00	\$ 0.00	\$ 0.00	
2026	\$ 44,215,685	\$ 0.00	\$ 44,215,685	
TOTAL	\$ 44,215,685	\$ 0.00	\$ 44,215,685	

As a percent of the total machinery & equipment investment shown above, which depreciation pool(s) will be utilized? (Default is Pool 2)

POOL	POOL 1 (1-4 YEAR LIFE)	POOL 2 (6-8 YEAR LIFE)	POOL 3 (9-12 YEAR LIFE)	POOL 4 (13 YEARS PLUS)	TOTAL (ALL POOLS)
%	0%	20%	80%	#	100%

SECTION F ESTIMATE OF EMPLOYEES AND SALARIES

EMPLOYMENT & WAGES BY OCCUPATION TYPE

Please provide the below requested detail for current and estimated new jobs and wages. For additional information, descriptions, and average wages for the below-listed occupations in the Columbus, IN MSA, please visit Bureau of Labor Statistics, OES data at http://www.bls.gov/oes/current/oes_18020.htm. For assistance calculating "Blended" wages, please call Greater Columbus EDC at 812-378-7300. **NOTE: Applicant is never required to indicate salaries paid to an individual position, so if only one job is to be employed under a certain occupation, applicant may add that position to another category or mark "N.D." for the individual wage.**

Occupation Code	Current / Existing # Local FTE Jobs	Average Hourly Wage (no fringe or O.T.)	Estimated # New Jobs	Average Hourly Wage (no fringe or O.T.)	Blended Average Hr. Wage (current + new)	Blended Average ANNUAL Wage	BLS Median Hourly May 2022
11-0000 Management Occupations	122	\$ 75.71	.	\$ 0.00	\$ 75.71	\$ 157,477	\$47.31
13-0000 Business and Financial	37	\$ 41.48	.	\$ 0.00	\$ 41.48	\$ 86,278	\$34.10
15-0000 Computer and Math	39	\$ 51.46	.	\$ 0.00	\$ 51.46	\$ 107,037	\$39.53
17-0000 Engineering Occupations	164	\$ 47.92	.	\$ 0.00	\$ 47.92	\$ 99,674	\$45.62
41-0000 Sales and Related	48	\$ 50.74	.	\$ 0.00	\$ 50.74	\$ 105,539	\$19.47
43-0000 Office and Administrative	27	\$ 39.57	.	\$ 0.00	\$ 39.57	\$ 82,306	\$20.64
49-0000 Maintenance and Repair	41	\$ 35.70	3	\$ 35.70	\$ 35.70	\$ 74,256	\$25.68
51-0000 Production/Manufacturing	1180	\$ 29.09	66	\$ 29.09	\$ 29.09	\$ 60,507	\$21.51
53-0000 Transport/Material Moving	225	\$ 26.74	16	\$ 26.74	\$ 26.74	\$ 55,619	\$18.54
All Other Jobs (Not Counted Above)	.	\$ 0.00	.	\$ 0.00	\$ 0.00	\$ 0.00	N.A.
TOTALS & BLENDED AVERAGES	1883	\$ 35.02	85	\$ 28.88	\$ 34.76	\$ 72,295	\$20.75

ESTIMATED EMPLOYMENT BY YEAR, PAYROLL, & EDUCATION REQUIREMENT

CALENDAR YEAR	STARTING # F.T.E. JOBS	PLUS NET NEW F.T.E. JOBS	TOTAL F.T.E. JOBS	EST. % TEMP/LEASE	TOTAL EST. PAYROLL	EST. % NEW JOBS TO REQUIRE 2-YR DEGREE	EST. % NEW JOBS TO REQUIRE 4-YR DEGREE
2024	1,883	+0	= 1,883	0 %	\$ 137,165,512	0 %	0 %
2025	1,883	+35	= 1,918	0 %	\$ 139,267,976	0 %	0 %
2026	1,918	+50	= 1,968	0 %	\$ 142,271,496	0 %	0 %
2027	1,968	+0	= 1,968	0 %	\$ 142,271,496	0 %	0 %

BENEFITS & OTHER

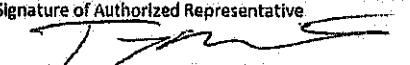
<input checked="" type="checkbox"/> Health/Medical <input checked="" type="checkbox"/> Dental/Vision <input checked="" type="checkbox"/> Life Ins. <input checked="" type="checkbox"/> 401K/Retirement <input checked="" type="checkbox"/> Tuition Reimbursement <input checked="" type="checkbox"/> Paid Vacation/Sick/Personal <input type="checkbox"/> Other	Approximate Fringe Value (per hour)?	\$ 13.41
What percent of your workforce resides (or will reside) within the county?		46.3 %

JOB TRAINING

Describe the company's workforce training needs and plans for this location:	Training Budget:	\$ 539,188
Our training budget includes 2-3 weeks of process training each new hire before they are released to work on their own to the shop floor.		

SECTION G APPLICANT CERTIFICATION

I hereby affirm under the penalties of perjury that the representations in this application are true and complete.

Signature of Authorized Representative	Title	Date
	SVP	3/4/2024

DON'T FORGET YOUR ATTACHMENTS!



- ☒ Form(s) SB-1
 ☒ Cover Letter
 ☒ Map or Aerial of Project
 ☐ Bankruptcy Explanation (if applicable)
☐ Additional Information (if applicable or desired by applicant)



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION								
Name of taxpayer Toyota Material Handling, Inc.			Name of contact person Tony Miller					
Address of taxpayer (number and street, city, state, and ZIP code) 5559 Inwood Drive, Columbus, IN 47201			Telephone number (812) 342-8623					
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT								
Name of designating body Common Council of the City of Columbus			Resolution number (s)					
Location of property 2914 Deaver Rd. and two adjoining parcels to the north with I65/225W to the west		County Bartholomew	DLGF taxing district number 03-020					
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary.) The equipment needed for the production of forklifts such as: frame and mast welding, truck and mast painting, truck and mast assembly, quality assurance, material handling, and IT infrastructure.			ESTIMATED					
			START DATE		COMPLETION DATE			
			Manufacturing Equipment	05/01/2024	12/31/2026			
			R & D Equipment					
			Logist Dist Equipment					
IT Equipment			05/01/2024	12/31/2026				
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT								
Current Number 1,883	Salaries 137,165,512	Number Retained 1,883	Salaries 137,165,512	Number Additional 85	Salaries 5,105,984			
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT								
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
Current values	0						0	
Plus estimated values of proposed project	41,023,608						3,192,079	
Less values of any property being replaced	0						0	
Net estimated values upon completion of project	41,023,608						3,192,079	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER								
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)					
Other benefits:								
SECTION 6 TAXPAYER CERTIFICATION								
I hereby certify that the representations in this statement are true.								
Signature of authorized representative			Date signed (month, day/year) 03/07/2024					
Printed name of authorized representative Tony Miller			Title Senior Vice President					

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

- | | | |
|--|--|---|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Check box if an enhanced abatement was approved for one or more of these types. |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 3. Installation of new logistical distribution equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No | |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|--|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: _____
(Enter one to twenty (1-20) years; may not exceed twenty (20) years.) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | |

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R7 / 1-21)

Prescribed by the Department of Local Government Finance

20 ____ PAY 20 ____

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer Toyota Material Handling, Inc.					
Address of taxpayer (number and street, city, state, and ZIP code) 5559 Inwood Drive, Columbus, IN 47201					
Name of contact person Tony Miller		Telephone number (812) 342-8623		E-mail address tony.miller@toyotatmh.com	
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body Common Council of the City of Columbus				Resolution number	
Location of property 2914 Deaver Rd. and two adjoining parcels to the N. with I65/225 W to the W		County Bartholomew		DLGF taxing district number 03-020	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Toyota Material Handling plans to build a new manufacturing facility focused on electric products and energy solutions on property adjacent to our existing campus in Columbus. The initial factory size will be approximately 260,000 sq. feet.				Estimated start date (month, day, year) 05/01/2024	
				Estimated completion date (month, day, year) 06/01/2026	
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current Number 1,883.00	Salaries \$137,165,512.00	Number Retained 1,883.00	Salaries \$137,165,512.00	Number Additional 85.00	Salaries \$5,105,984.00
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		2,475,000.00		323,300.00	
Plus estimated values of proposed project		51,884,315.00		15,600,000.00	
Less values of any property being replaced		179,300.00		179,300.00	
Net estimated values upon completion of project		54,359,315.00		15,420,700.00	
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____			
Other benefits					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 03/07/2024	
Printed name of authorized representative Tony Miller				Title Senior Vice President	

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

RESOLUTION NO. _____, 2024

**A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF
COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING
CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX
ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC
HEARING THEREON**

**TOYOTA MATERIAL HANDLING, INC.
2914 DEAVER ROAD AND TWO ADJOINING PARCELS TO THE NORTH
WITH I65/225 W TO THE WEST**

WHEREAS, the City of Columbus, Indiana recognizes the need to stimulate growth and maintain a sound economy within its corporate limits; and

WHEREAS, the Columbus Common Council further recognizes that is in the best interest of the City of Columbus to provide incentives to stimulate investment within the community; and

WHEREAS, INDIANA CODE 6-1.1-12.1 et. seq. provides for a program of the real property tax abatement within "economic revitalization areas" and provides the adoption of such a program; and

WHEREAS, the Columbus Common Council desires to establish such an "economic revitalization area" within the city of Columbus; and

WHEREAS, a certain area legally described and shown on Exhibit "A," which is attached hereto, in the city has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property; and

WHEREAS, Toyota Material Handling, Inc. has acquired vacant real estate shown on Exhibit A and intends to rehabilitate the said real estate as the term is contemplated by I.C. 6-1.1-12.1-1(5) and requests said designation; and

WHEREAS, the said site is zoned as Industrial: General with Commitments (I2c) according to an official zoning map of the city of Columbus, State of Indiana which permits the development of the proposed facilities by right; and

WHEREAS, in accordance with INDIANA CODE at 6-1.1-12.1-3 (e) (11) (A), the proposed facility would create 35 positions by the end of 2025 and an additional 50 full time positions by the end of 2026 for a total of 85 new full time positions with new manufacturing equipment to be installed. The proposed project would have an approximate total estimated budget of \$96.1 million with annual payroll of \$138 million

representing 1,883 retained employees and a \$5.1 million addition to payroll represented by the 85 additional employees.

NOW, THEREFORE BE IT RESOLVED by the Common Council of the City of Columbus, Indiana that:

Section 1. The area legally described and shown on the attached **Exhibit A** is found to be an area within its jurisdiction and meets the statutory criteria of an economic revitalization area as set forth under INDIANA CODE 6-1.1-12.1 et seq.

Section 2. The City of Columbus Common Council hereby determines that it is in the best interests of the city to allow deductions under I.C. 6-1.1-12.1 et seq. within the said revitalization area.

Section 3. The City of Columbus Common Council hereby determines that the area legally described and shown on the attached **Exhibit A** is hereby declared an economic revitalization area as that phrase is used and intended under the provisions of INDIANA CODE 6-1.1-12.1 et seq.

Section 4. The City of Columbus Common Council hereby further declares that any and all improvements placed on the real estate described in **Exhibit A** attached hereto, after the date of the adoption of this resolution by the Columbus Common Council shall, along with the said real estate, be eligible for property tax abatement pursuant to the provisions of 6-1.1-12.1 et seq.

Section 5. This resolution shall be effective immediately upon its passage, subject to the notice and hearing provisions of I.C. 6-1.1-12.1-2.5 and 5-3-1. The hearing contemplated by said statute shall be held at the time and place of the next regularly scheduled meeting for the City of Columbus Common Council, or at a reasonable time thereafter. At such meeting, the Common Council shall take final action determining whether the qualifications for the economic revitalization area have been met, and shall confirm, modify and confirm, or rescind the resolution. Such determination and final action by the Council shall be binding upon all affected parties, subject to the appeal procedures contemplated by I.C. 6-1.1-12.1-1 et seq.

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this ____ day of April 2024.

Frank Miller, President
City of Columbus Common Council

ATTEST:

I hereby certify that the foregoing within and attached resolution was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the ____ day of April 2024, by the following vote:

	AYE	NAY	ABSTAIN
Chris Bartels (District 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elaine Hilber (District 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerone Wood (District 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frank Miller (District 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Anderson (District 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jay Foyst (District 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Josh Burnett (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Dell (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grace Kestler (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The foregoing within and attached resolution passed by the Common Council of the City of Columbus, Indiana, on the ____ day of April 2024, is presented by me this ____ day of April 2024, at ____ o'clock ____ M, to the Mayor of the City of Columbus, Indiana.

Luann Welmer
Clerk of the Common Council

The foregoing within and attached resolution passed by the Common Council of the City of Columbus, Indiana, on the ____ day of April 2024, is approved by me this ____ day of April 2024, at _____ o'clock _____ M.

Mary K. Ferdon, Mayor
City of Columbus

Exhibit A

Aerial Map of Project Location

Company Name: Toyota Material Handling, Inc.

2914 Deaver Road, Columbus, IN 47201

Parcel Number: 03-85-10-000-004.000-020

Legal Description: Lot 1 – Montgomery Minor Subdivision (15.08 acres)

Vacant Land to the North of 2914 Deaver Road – access off 350 S

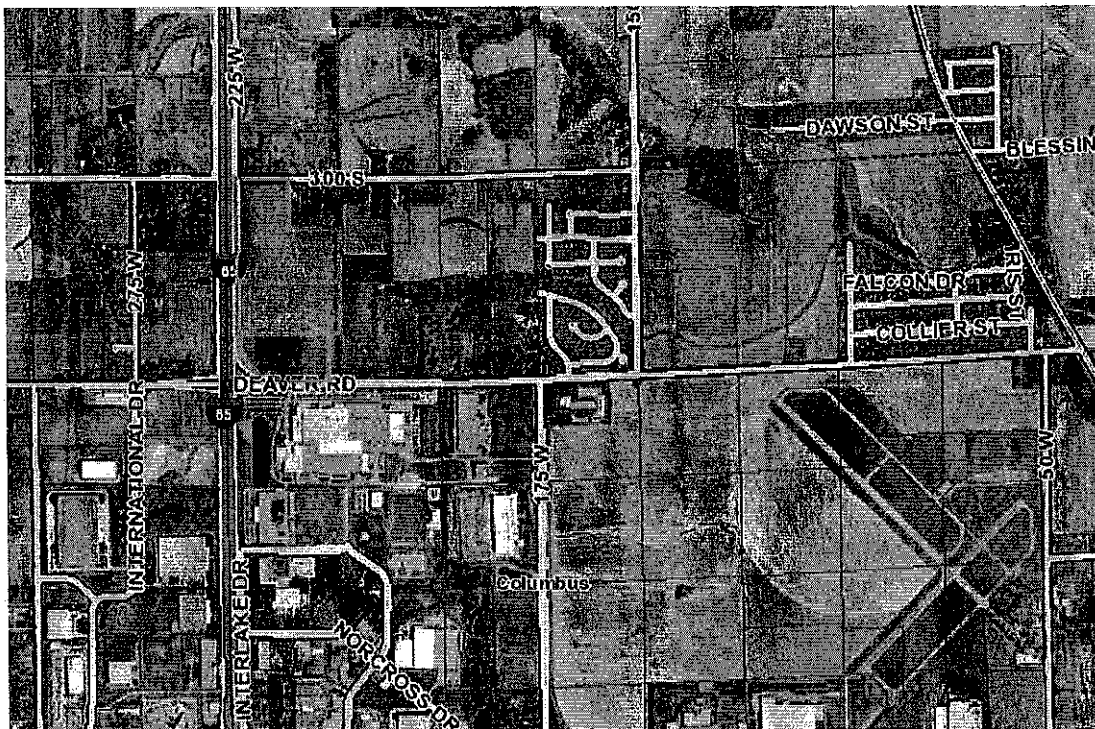
Parcel Number: 03-85-10-000-002.901-020

Legal Description: N/2 SW/4 NE/4 – 20.00 Acres (20.23 acres)

Northernmost Parcel of Vacant Land to the south of 300 S

Parcel Number: 03-85-10-000-002.900-020

Legal Description: W/2 NE/4 & SE/4 NW/4 – 30.00 Acres (30.05 acres)



RESOLUTION NO. __, 2024

**A RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA
PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ.
AND AUTHORIZING THE PRESIDENT OF THE COMMON COUNCIL TO EXECUTE
THE STATEMENT OF BENEFITS FORMS**

**TOYOTA MATERIAL HANDLING, INC.
2914 DEAVER ROAD AND TWO ADJOINING PARCELS TO THE NORTH
WITH I65/225 W TO THE WEST
COLUMBUS, INDIANA 47201**

WHEREAS, INDIANA CODE 6-1.1-12.1 allows for an abatement of property taxes attributable to the rehabilitation/redevelopment of real property and installation of new personal property in an Economic Revitalization Area (ERA); and

WHEREAS, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, et. seq.; and

WHEREAS, INDIANA CODE 6-1.1-12.1, et. seq. provides that the Common Council of the City of Columbus, Indiana, approve a Statement of Benefits form associated with an application requesting a tax abatement for personal and/or real property in an area previously designated as an ERA; and

WHEREAS, Toyota Material Handling, Inc. filed an Application and a Statement of Benefits form dated March 4, 2024, requesting the approval of a real property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 et. seq., for the purpose of building a new facility within an established ERA located at 2914 Deaver Road and the two adjoining parcels to the North, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A, Form SB – 1 / RP – Statement of Benefits Real Estate Improvements**); and

WHEREAS, Toyota Material Handling, Inc. filed a Statement of Benefits form dated March 4, 2024, requesting the approval of a personal property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 et. seq., for the installation of new manufacturing, logistical distribution, I.T., and other qualifying equipment at this location (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit B, Form SB-1 / PP - Statement of Benefits Personal Property**); and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1- 4.5 and 17 and 18 et. seq., a deduction allowed for the installation of new manufacturing, research and development, logistical distribution, and/or new information technology equipment:

1. May be allowed for new business personal property that is placed in service after the date the taxpayer's statement of benefits is approved by the designating body and has not previously been used in Indiana; AND

2. Shall follow an abatement schedule that has been established by the designating body;
AND
3. The abatement schedule must specify the percentage amount of the deduction for each year of the deduction that is allowed.

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional or retained jobs, that such real and personal property tax abatements be granted.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefits forms submitted by **Toyota Material Handling, Inc.** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **Toyota Material Handling, Inc.** meets the requirements for filing of a tax abatement.
2. The Common Council makes the following findings:
 - a. The estimate of the value of the redevelopment or rehabilitation is reasonable for projects of this nature; and
 - b. The estimated cost of the installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment is reasonable for this type of project and equipment; and
 - c. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment; and
 - d. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment; and
 - e. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment; and
 - f. The totality of benefits is sufficient to justify the deduction.

3. The **Toyota Material Handling, Inc.** project represents a major capital investment into real and personal property and complements the initiatives of the City of Columbus for economic development.
4. The deductions allowed for real and personal property pursuant to INDIANA CODE 6-1.1-12.1-4.5 and 17 and 18, *et. seq.* shall be allowed for ten (10) years, attached as **Exhibit C** and;
5. The President of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits forms attached hereto as **Exhibit A and Exhibit B** for purposes of facilitating the real and personal property tax abatements of **Toyota Material Handling, Inc..**

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this ____ day of April 2024.

Frank Miller, President
City of Columbus Common Council

ATTEST:

I hereby certify that the foregoing within and attached resolution was duly passed by the Common Council of the City of Columbus, Indiana, at a meeting thereof held on the ____ day of April 2024, by the following vote:

	AYE	NAY	ABSTAIN
Chris Bartels (District 1)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elaine Hilber (District 2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jerone Wood (District 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frank Miller (District 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kent Anderson (District 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jay Foyst (District 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Josh Burnett (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tom Dell (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grace Kestler (Councilor at Large)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The foregoing within and attached resolution passed by the Common Council of the City of Columbus, Indiana, on the ____ day of April 2024, is presented by me this ____ day of April 2024, at o'clock ____ .M, to the Mayor of the City of Columbus, Indiana.

Luann Welmer
Clerk of the Common Council

The foregoing within and attached resolution passed by the Common Council of the City of Columbus, Indiana, on the ____ day of April 2024, is approved by me this ____ day of April 2024, at o'clock ____ .M.

Mary K. Ferdon, Mayor
City of Columbus

Aerial Map of Project Location

Company Name: Toyota Material Handling, Inc.

2914 Deaver Road, Columbus, IN 47201

Parcel Number: 03-85-10-000-004.000-020

Legal Description: Lot 1 – Montgomery Minor Subdivision (15.08 acres)

Vacant Land to the North of 2914 Deaver Road – access off 350 S

Parcel Number: 03-85-10-000-002.901-020

Legal Description: N/2 SW/4 NE/4 – 20.00 Acres (20.23 acres)

Northernmost Parcel of Vacant Land to the south of 300 S

Parcel Number: 03-85-10-000-002.900-020

Legal Description: W/2 NE/4 & SE/4 NW/4 – 30.00 Acres (30.05 acres)

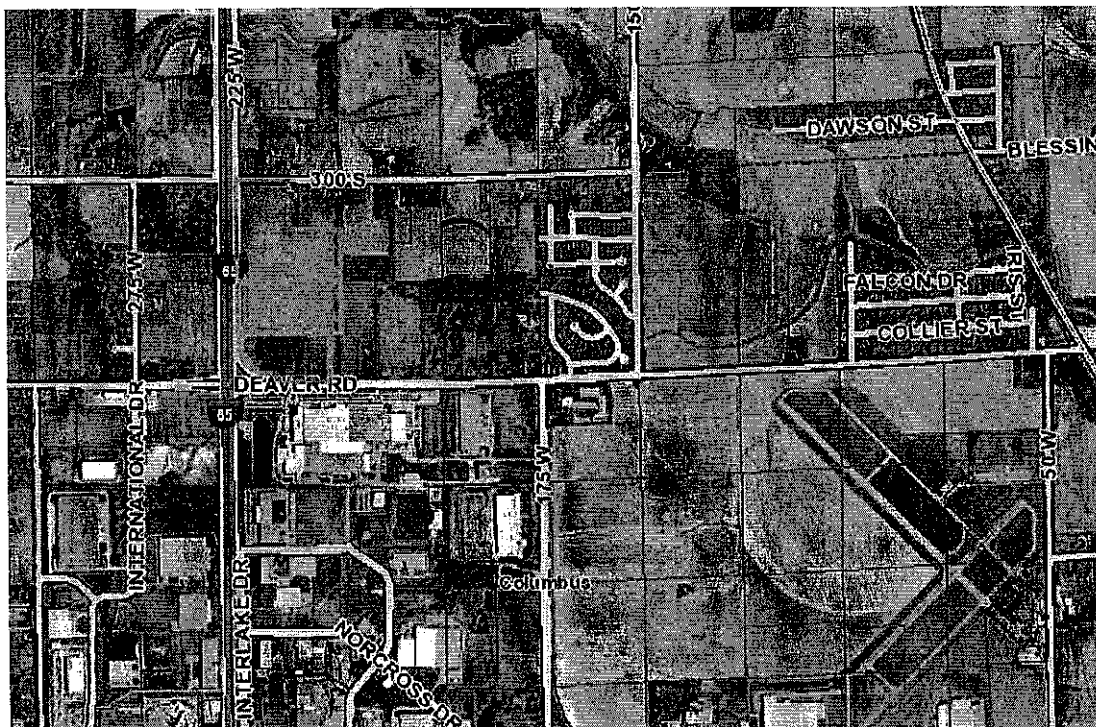


Exhibit A



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51787 (R7/1-21)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1-1-12.1-4)
☐ Residentially distressed area (IC 6-1-1-12.1-4.1)

INSTRUCTIONS:

- This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
- The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
- To obtain a deduction, a Form 322/RE must be filed with the county auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between January 1 and May 10 of a subsequent year.
- A property owner who files for the deduction must provide the county auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1-1-12.1-5.1(b).
- For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1-1-12.1-17

20__ PAY 20__
FORM SB-1 / Real Property
PRIVACY NOTICE
Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1-1-12.1-5.1.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Toyota Material Handling, Inc.					
Address of taxpayer (number and street, city, state, and ZIP code) 5559 Inwood Drive, Columbus, IN 47201					
Name of contact person Tony Miller		Telephone number (812) 342-8623		E-mail address tony.miller@toyotamh.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Common Council of the City of Columbus					Resolution number
Location of property 2914 Deaver Rd. and two adjoining parcels to the N. with 165/225 W to the W		County Bartholomew		OLGF taxing district number 03-020	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Toyota Material Handling plans to build a new manufacturing facility focused on electric products and energy solutions on property adjacent to our existing campus in Columbus. The initial factory size will be approximately 260,000 sq. feet.					Estimated start date (month, day, year) 05/01/2024 Estimated completion date (month, day, year) 06/01/2026
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current Number 1,883.00	Salaries \$137,165,512.00	Number Retained 1,883.00	Salaries \$137,165,512.00	Number Additional 85.00	Salaries \$5,105,984.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values			2,475,000.00	323,300.00	
Plus estimated values of proposed project			51,884,315.00	15,600,000.00	
Less values of any property being replaced			179,300.00	179,300.00	
Not estimated values upon completion of project			54,359,315.00	15,420,700.00	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 03/07/2024	
Printed name of authorized representative Tony Miller				Title Senior Vice President	

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. Except as provided in IC 6-1.1-12.1-18, the deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Exhibit B



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51704 (R5 / 1-21)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.

INSTRUCTIONS.

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between January 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between January 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. (IC 6-1.1-12.1-17)

SECTION 1 TAXPAYER INFORMATION											
Name of taxpayer Toyota Material Handling, Inc.					Name of contact person Tony Miller						
Address of taxpayer (number and street, city, state, and ZIP code) 5559 Inwood Drive, Columbus, IN 47201					Telephone number (812) 342-8623						
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT											
Name of designating body Common Council of the City of Columbus					Resolution number(s)						
Location of property 2914 Deaver Rd. and two adjoining parcels to the north with W5/22SW to the west					County Bartholomew		DLGF taxing district number 03-020				
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary) The equipment needed for the production of forklifts such as: frame and mast welding, truck and mast painting, truck and mast assembly, quality assurance, material handling, and IT infrastructure.					ESTIMATED						
					START DATE					COMPLETION DATE	
					Manufacturing Equipment		05/01/2024		12/31/2026		
					R & D Equipment						
					Logist Dist Equipment						
IT Equipment		05/01/2024		12/31/2026							
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT											
Current Number 1,883		Salaries 137,165,512		Number Retained 1,883		Salaries 137,165,512		Number Additional 85		Salaries 5,105,984	
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT											
NOTE: Pursuant to IC 6-1.1-12.1-6.1 (d) (2) the COST of the property is confidential.			MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT		
			COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Current values			0						0		
Plus estimated values of proposed project			41,023,806						3,192,079		
Less values of any property being replaced			0						0		
Net estimated values upon completion of project			41,023,806						3,192,079		
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER											
Estimated solid waste converted (pounds)						Estimated hazardous waste converted (pounds)					
Other benefits											
SECTION 6 TAXPAYER CERTIFICATION											
I hereby certify that the representations in this statement are true.											
Signature of authorized representative								Date signed (month, day/year) 03/07/2024			
Printed name of authorized representative Tony Miller								Title Senior Vice President			

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____. *NOTE: This question addresses whether the resolution contains an expiration date for the designated area.*

B. The type of deduction that is allowed in the designated area is limited to:

- | | | |
|--|--|---|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Check box if an enhanced abatement was approved for one or more of these types. |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 3. Installation of new logistical distribution equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No | |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____. (One or both lines may be filled out to establish a limit, if desired.)

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|--|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 | <input type="checkbox"/> Enhanced Abatement per IC 6-1.1-12.1-18
Number of years approved: _____
(Enter one to twenty (1-20) years; may not exceed twenty (20) years.) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | |

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.
If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved by: (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attorney)	Printed name of attorney	
* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17		

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17: (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. Except as provided in IC 6-1.1-12.1-18, an abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Exhibit C

City of Columbus

Standard 10-Year Real Property Tax Abatement Schedule

Year 1	100%
Year 2	95%
Year 3	80%
Year 4	65%
Year 5	50%
Year 6	40%
Year 7	30%
Year 8	20%
Year 9	10%
Year 10	5%
Year 11 and thereafter	0%

Standard 10-Year Personal Property Tax Abatement Schedule

Year 1	100%
Year 2	90%
Year 3	80%
Year 4	70%
Year 5	60%
Year 6	50%
Year 7	40%
Year 8	30%
Year 9	20%
Year 10	10%
Year 11 and thereafter	0%

Indiana Tax Abatement Results

- Bartholomew County, C-Wayne Annex
- Tax Rate (%): 2.5870
- Project Name: TOYOTA MATERIAL HANDLING

Real Property: \$51,884,315

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100	\$0	\$0	\$0	\$1,342,247	\$0	\$1,342,247	\$1,342,247
Year 2	95	\$67,112	\$0	\$67,112	\$1,342,247	\$0	\$1,342,247	\$1,275,135
Year 3	80	\$268,449	\$0	\$268,449	\$1,342,247	\$0	\$1,342,247	\$1,073,798
Year 4	65	\$469,787	\$0	\$469,787	\$1,342,247	\$0	\$1,342,247	\$872,461
Year 5	50	\$671,124	\$0	\$671,124	\$1,342,247	\$0	\$1,342,247	\$671,124
Year 6	40	\$805,348	\$0	\$805,348	\$1,342,247	\$0	\$1,342,247	\$536,899
Year 7	30	\$939,573	\$0	\$939,573	\$1,342,247	\$0	\$1,342,247	\$402,674
Year 8	20	\$1,073,798	\$0	\$1,073,798	\$1,342,247	\$0	\$1,342,247	\$268,449
Year 9	10	\$1,208,023	\$0	\$1,208,023	\$1,342,247	\$0	\$1,342,247	\$134,225
Year 10	5	\$1,275,135	\$0	\$1,275,135	\$1,342,247	\$0	\$1,342,247	\$67,112
Totals		\$6,778,349	\$0	\$6,778,349	\$13,422,472	\$0	\$13,422,472	\$6,644,124

Personal Property: **\$44,215,685**

	Abatement Percentage	With Abatement			Without Abatement			Estimated Tax Abatement Savings
		Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	Property Taxes	Circuit Breaker Tax Credit	Net Property Taxes	
Year 1	100	\$0	\$0	\$0	\$457,544	\$0	\$457,544	\$457,544
Year 2	90	\$64,056	\$0	\$64,056	\$640,561	\$0	\$640,561	\$576,505
Year 3	80	\$96,084	\$0	\$96,084	\$480,421	\$0	\$480,421	\$384,337
Year 4	70	\$109,811	\$0	\$109,811	\$366,035	\$0	\$366,035	\$256,225
Year 5	60	\$137,263	\$0	\$137,263	\$343,158	\$0	\$343,158	\$205,895
Year 6	50	\$171,579	\$0	\$171,579	\$343,158	\$0	\$343,158	\$171,579
Year 7	40	\$205,895	\$0	\$205,895	\$343,158	\$0	\$343,158	\$137,263
Year 8	30	\$240,211	\$0	\$240,211	\$343,158	\$0	\$343,158	\$102,947
Year 9	20	\$274,526	\$0	\$274,526	\$343,158	\$0	\$343,158	\$68,632
Year 10	10	\$308,842	\$0	\$308,842	\$343,158	\$0	\$343,158	\$34,316
Totals		\$1,608,267	\$0	\$1,608,267	\$4,003,509	\$0	\$4,003,509	\$2,395,242